



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 Expire Date:	
Description: Combine Six Lots into one.					

Parcel:	102005619636220301	Main	Address:	608 General Chennault St Se Albuquerque, NM 87123	Main	Zone:
				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 Number	None	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots	6
Number of Proposed Lots	1	Total Area of Site in Acres	1.033	Site Address/Street	608 General Chennault ST SE
Site Location Located Between Streets	Trumbull and Susan SE	Case History	None	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	12771	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	15, 16, 1, 14, 3, 2
Block Number	4	Subdivision Name and/or Unit Number	JOSEPH W VAN CLEAVE HOMESTEAD ADDN	Legal Description	LTS 1, 2, 3, 14, 15 & 16 BLK 4 JOSEPH W VAN CLEAVE HOMESTEADCONT 1.033 AC +- / 45,000 SQ FT +-
Existing Zone District	NR-C	Zone Atlas Page(s)	L-20	Acreage	1.0331
Calculated Acreage	1.0022	Council District	6	Community Planning Area(s)	East Gateway
Development Area(s)	Consistency	Current Land Use(s)	04 Commercial Services	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	C-3	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_12/29/2025.j pg	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				



December 29, 2025

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd 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.**

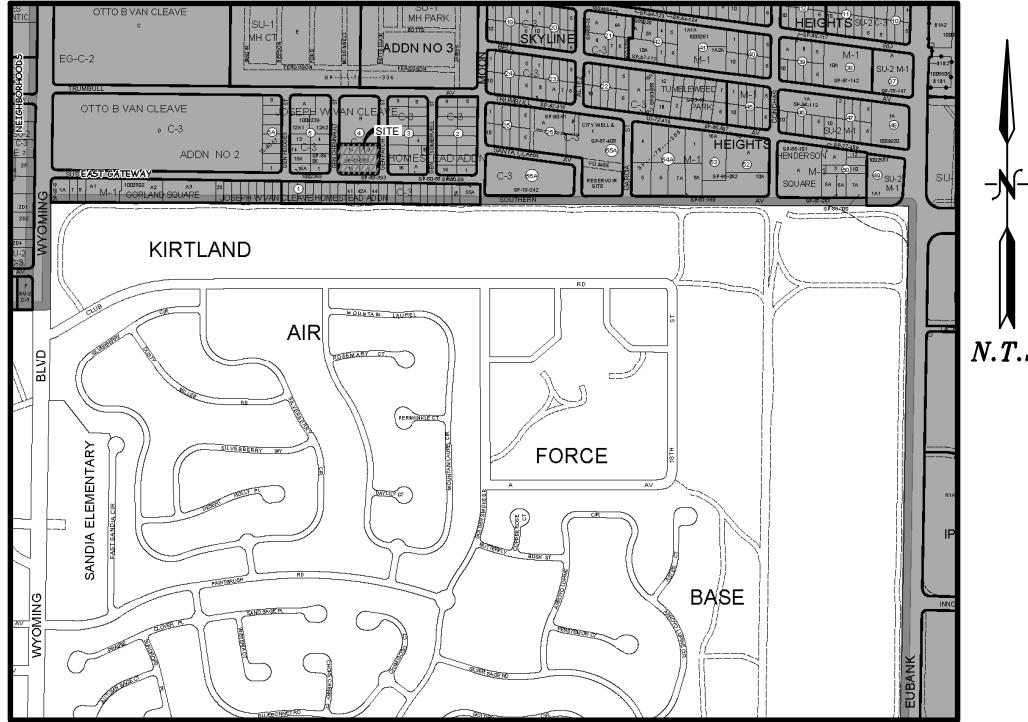
The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO). The applicant intends to create one lot from six existing lots and dedicate easements, as shown on the plat. The proposed legal descriptions for new Lot will be **Lot 16-A, Block 4, Joseph W. Van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

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

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



**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

HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

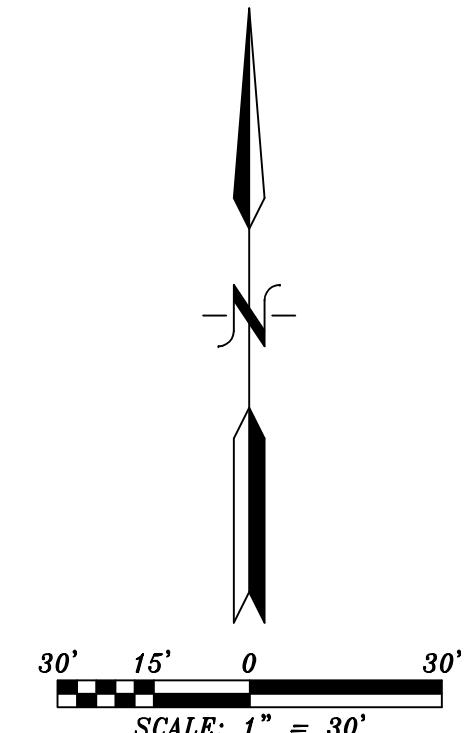
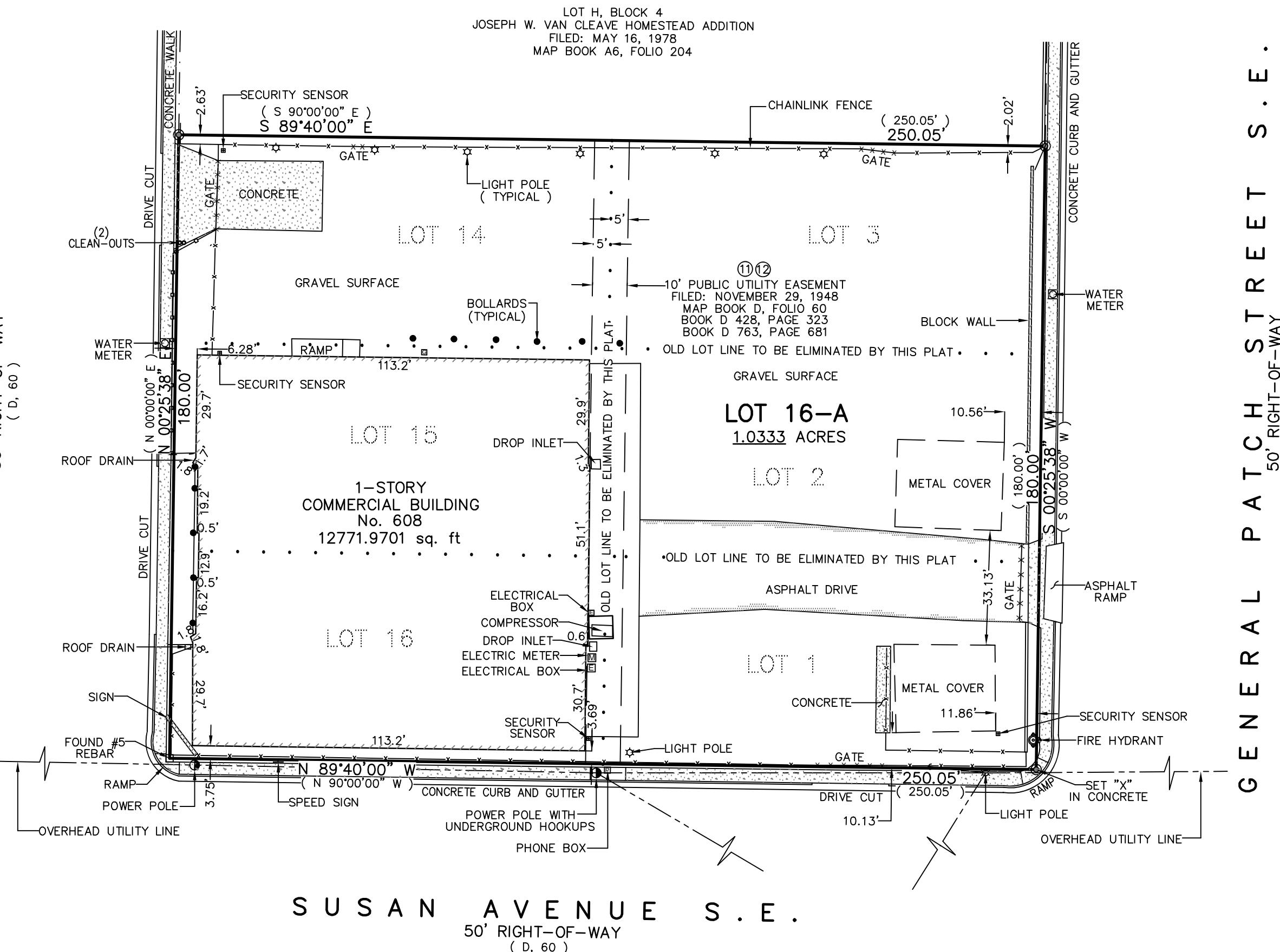
UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

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

GENERAL CHENAULT STREET S.E.



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

JOSEPH W. VAN CLEAVE HOMESTEAD ADD
FILED: MAY 16, 1978
MAP BOOK A6, FOLIO 204

The diagram illustrates a site plan for two lots, LOT 1A and LOT 3. LOT 1A is a rectangular area with a width of 14' and a depth of 5'. It is bounded by a 'GRAVEL SURFACE' to the west and a 'DRIVE' to the north. Two 'CLEAN-OUTS' are indicated near the top edge. LOT 3 is an irregularly shaped area to the east of LOT 1A, with a width of 5' and a depth of 10'. It is bounded by a 'DRIVE' to the north and a '10' PUBLIC UTILITY EASEMENT' to the south. A dimension line indicates a distance of 10' between the easement line and the southern boundary of LOT 3. The label '⑪⑫' is placed near the easement line.

WATER METER

WATER METER

THIS PLAT

PLAT.

OLD LOT LINE TO BE ELIMINATED BY THIS PLAT.

6.28" RAMP 113.2'

BOLLARDS (TYPICAL)

FILED: NOVEMBER 29, 1948
MAP BOOK D, FOLIO 60
BOOK D 428, PAGE 323
BOOK D 763, PAGE 681

BLOCK WALL

GRAVEL SURFACE

ROOF DRAIN (N 00°00'00")
N 00°25'38" 180.00
29.7' 
—
LOT 15
DROP INLET 29.9'
ELIMINATED BY 
—
LOT 16-A 10.56'
1.0333 ACRES
00')
00'
38" W
00" W)

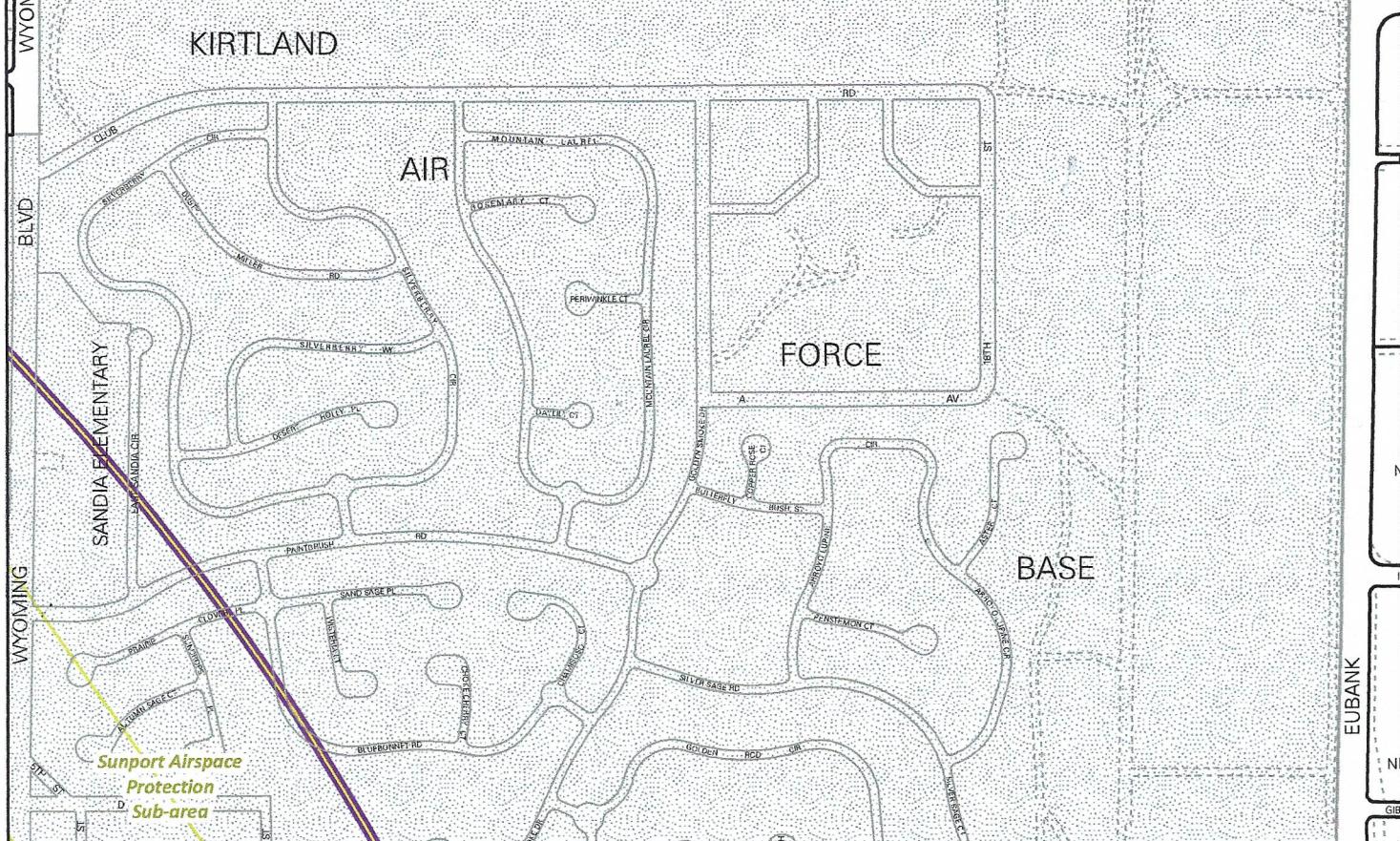
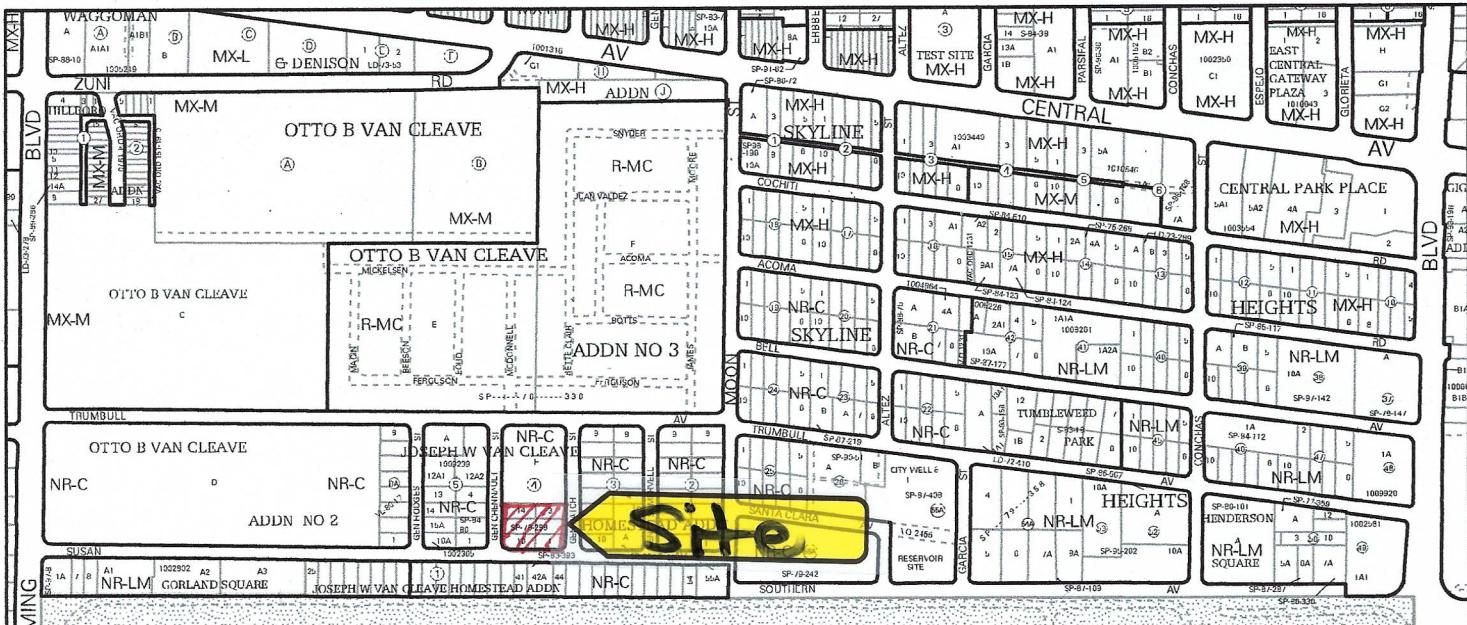
This technical drawing illustrates the foundation and utility pole base. At the top, a horizontal line labeled 'FOUND #5 PERP' indicates the foundation's orientation. A vertical line labeled '29.7' extends downwards from the foundation. A rectangular area is outlined with dashed lines, representing the footprint of the utility pole base. The dimensions '113.2' and '30.7' are shown along the top and right edges of this footprint. Inside the footprint, a 'SECURITY SENSOR' is positioned at a height of '3.69'. A 'LIGHT POLE' is shown extending from the base. The base itself is a rectangular structure with a 'METAL COVER' on top. The thickness of the base is indicated as '11.86'. A 'CONCRETE' layer is shown at the bottom. A 'FIRE H' is also indicated near the bottom. A 'SIGN' is shown at the top left, with an arrow pointing to the 'ELECTRICAL BOX' at the top right.

S U S A N **A V E N U E** S . E .
50' RIGHT-OF-WAY



GENERAL PATCH STREET S.E.
50' RIGHT-OF-WAY
(P. 60.)

A topographic map section showing contour lines and a scale bar. The scale bar is labeled "SCALE: 1" = 30' and includes a 30' mark. A north arrow is also present.



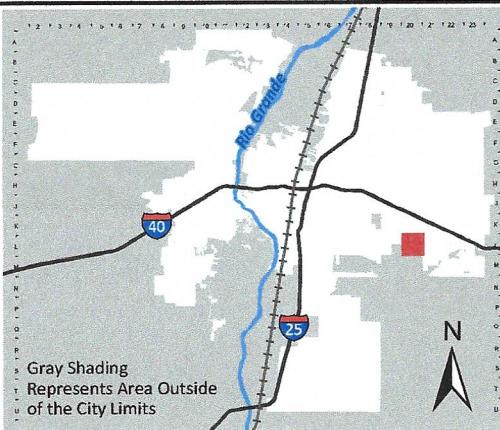
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

0 250 500 1,000 Feet