



PLAN SNAPSHOT REPORT PA-2026-00040 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000017 (PR-2026-000017)	App Date: 02/02/2026
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 08/01/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Site Concept Plan for a proposed Big O Tires

Parcel: 101106641134810116	Main	Address: 99999 McMahan Blvd Nw Albuquerque, NM 87114	Main	Zone:
		99999 McMahan Blvd Nw Albuquerque, NM 87114		

Applicant
Cole Watkins
6200 S Syracuse Way Suite
300 Suite 300
Greenwood Village, CO 80111
Business: (720) 722-5996

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-L - Mixed-Use - Low Intensity	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres 1.7526	Site Address/Street McMahan Blvd NW, Albuquerque NM, 87114 (Not Addressed)
Site Location Located Between Streets McMahan Blvd NW, Fineland Dr NW, Crown Rd NW	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 7800	Lot and/or Tract Number A1B2
Block Number 0000	Subdivision Name and/or Unit Number FINELAND DEVELOPMEN	Legal Description PARCEL A-1-B-2 PLAT FOR PARCELS A-1-B-1 AND A-1-B-2 FINELANDDEVELOPMEN (BEING COMPRISED OF PARCEL A-1-B FINELANDDEVELOPMEN CONT 1.5726 AC
Existing Zone District MX-L	Zone Atlas Page(s) A-11	Acreage 1.5726
Calculated Acreage 1.57539	Council District 5	Community Planning Area(s) Northwest Mesa
Development Area(s) Change	Current Land Use(s) 15 Vacant	Pre-IDO Zoning District SU-1
Pre-IDO Zoning Description C-1 USES	FEMA Flood Zone X	Total Number of Dwelling Units 0
Total Gross Square Footage2 0	Total Gross Square Footage4 7800	Total Gross Square Footage 0
Total Gross Square Footage3 0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Cole_Watkins_2/2/2026.jpg	02/02/2026 12:05	Watkins, Cole		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	02/04/2026 16:18

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00074553	Technology Fee	\$3.50	\$3.50

PLAN SNAPSHOT REPORT (PA-2026-00040)

Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00074553	\$53.50	\$53.50
Grand Total for Plan	\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/04/2026 16:13	
Associate Project Number v.1	Generic Action		02/04/2026 16:13
DFT Meeting v.1	Hold Meeting	02/04/2026 16:29	02/04/2026 16:30
Screen for Completeness v.1	Generic Action		02/04/2026 16:30
Verify Payment v.1	Generic Action		02/04/2026 16:30
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



February 2, 2026

Big O Tires – Albuquerque New Mexico – Project Description

To ABQ Planning Department:

Address: McMahon Blvd NW, Albuquerque, NM 87114

This Letter of Intent (“LOI”) outlines the proposed development of a new Big O Tires facility located on an approximately 1.7526-acre undeveloped parcel along McMahon Blvd NW in Albuquerque, New Mexico. The property is currently zoned MX-L, which permits Light Vehicle Repair as an allowable use.

Project Summary

The proposed project consists of the construction of a single building totaling approximately 7,800 square feet. The facility will include 10 vehicle service bays designed to support Big O Tires’ operational needs and customer services.

Site improvements will include 43 total parking stalls, comprised of 41 standard stalls and 2 accessible stalls. The development will also include two site access points off Fineland Drive NW, providing appropriate ingress and egress for the site.

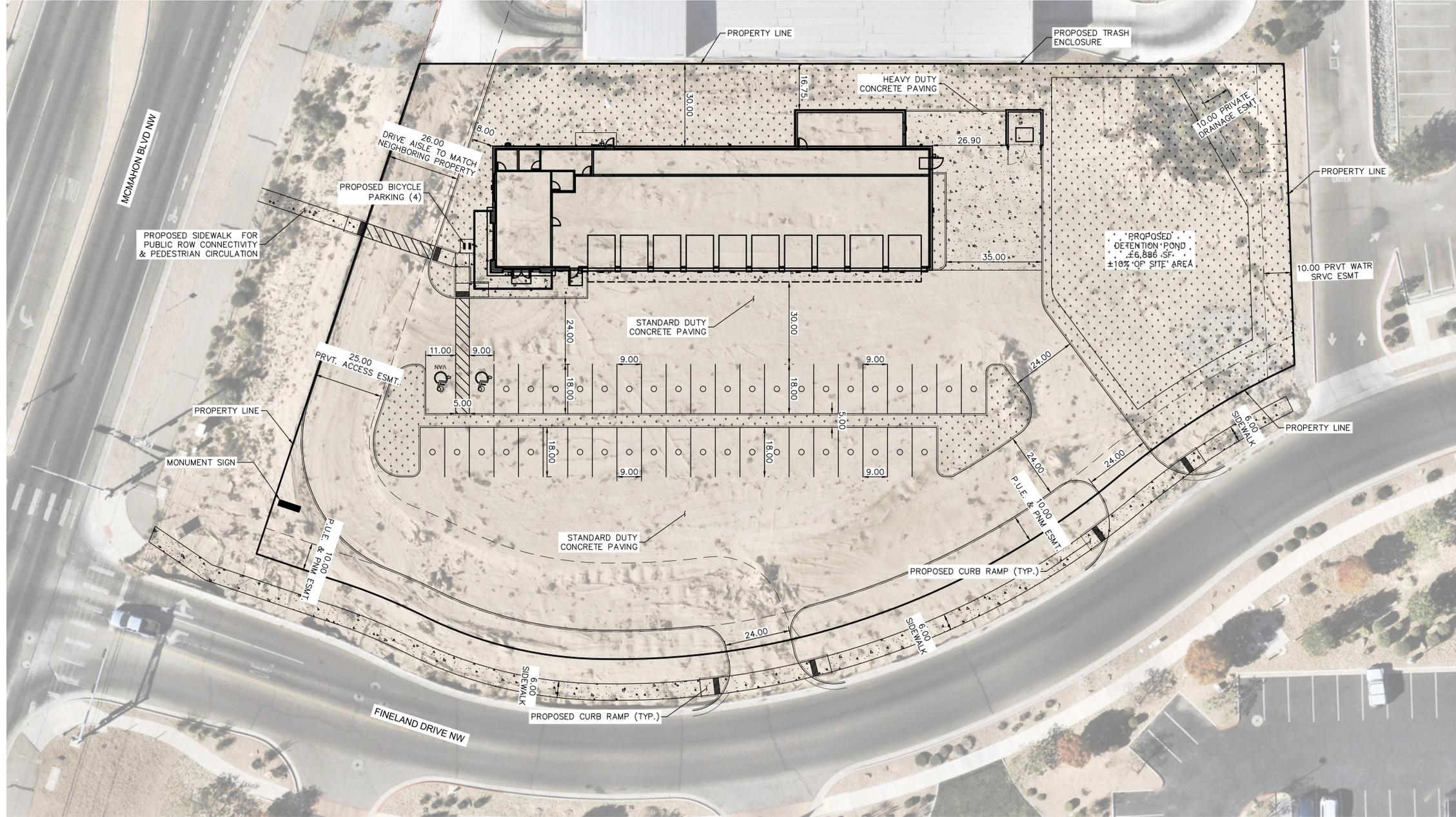
Big O Tires intends to move forward with design development, permitting, and coordination with the City of Albuquerque to ensure compliance with all applicable zoning, engineering, and building requirements.

We appreciate your consideration of this development proposal and look forward to advancing the project.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (720) 722-5996 or Cole.Watkins@kimley-horn.com should you have any questions or concerns with the aforementioned.

Sincerely,

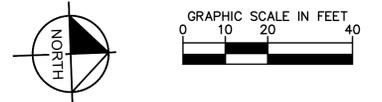
Cole Watkins
Project Manager



LEGEND

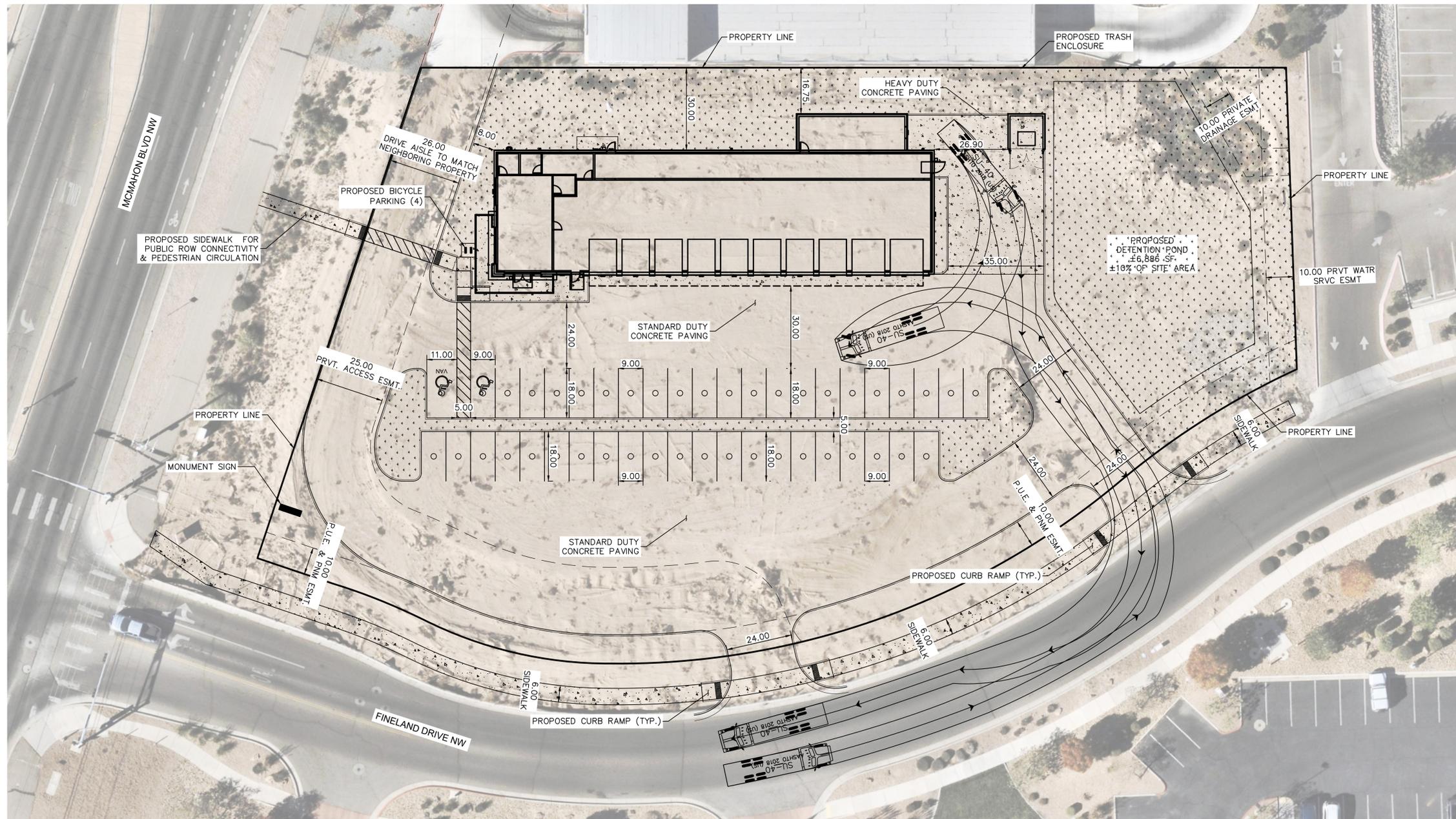
-  PROPERTY LINE
-  EXISTING EASEMENTS
-  PROPOSED CURB & GUTTER
-  PROPOSED LANDSCAPING
-  PROPOSED CONCRETE

SITE DATA TABLE	
PROPERTY ADDRESS	MCMAHON BLVD NW ALBUQUERQUE NM 87114
PARCEL AREA	1.7526 AC
ALLOWABLE ZONING	MX-L
PERMISSIBLE USE	LIGHT VEHICLE REPAIR
REQUIRED PARKING	8
	<i>PARKING CALCULATION: (1 SPACE / 1,000 SQ. FT. GFA)</i>
PROVIDED PARKING	43 TOTAL STALLS: (41 STANDARD) (2 ACCESSIBLE)

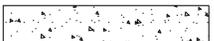


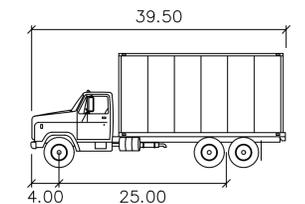
BIG O TIRES - ALBUQUERQUE NEW MEXICO

Kimley»Horn
 6200 SOUTH SYRACUSE WAY
 SUITE 300
 GREENWOOD VILLAGE, COLORADO, 80111
 303.228.2300



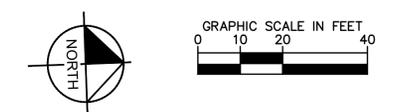
LEGEND

-  PROPERTY LINE
-  EXISTING EASEMENTS
-  PROPOSED CURB & GUTTER
-  PROPOSED LANDSCAPING
-  PROPOSED CONCRETE



SU-40

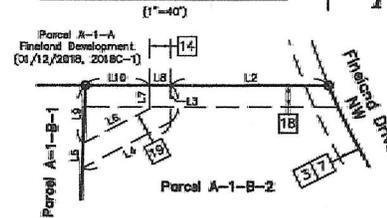
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



BIG O TIRES - ALBUQUERQUE NEW MEXICO

**Plat for
Parcels A-1-B-1 and A-1-B-2
Fineland Development
Being Comprised of
Parcel A-1-B
Fineland Development
City of Albuquerque
Bernalillo County, New Mexico
July 2018**

Detail for Easement 19



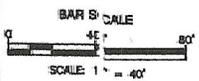
ACS Monument "B_A11"
NAD 1983 CENTRAL ZONE
X=1507071.174 *
Y=1534934.957 *
Z=5283.030 * (NAVD 1988)
C=C=0.999671590
Mapping Angle=-0°15'26.89"

* U.S. SURVEY FOOT
Parcel A-1-A
Fineland Development
(01/12/2018, 2018C-1)

ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1506571.019 *
Y=1533206.142 *
Z=5301.647 * (NAVD 1988)
C=C=0.999670857
Mapping Angle=-0°15'30.20"

* U.S. SURVEY FOOT
Parcel A-1-B-1
43,444 Sq. Ft.
1.1121 Acres

Parcel A-1-B-2
68,502 Sq. Ft.
1.5726 Acres



Line #	Direction	Length (ft)
L1	S 20°25'3" W (S 20°37'46" W)	40.88' (41.08')
L2	N 90°00'00" W	73.01'
L3	S 60°00'00" E	16.89'
L4	S 82°04'0" W	43.38'
L5	N 02°05'50" E	11.51'
L6	N 82°04'0" E	34.81'
L7	S 00°00'00" E	10.81'
L8	N 90°00'00" E	10.00'
L9	N 02°05'50" E	28.83'
L10	N 90°00'00" E	29.88'

Curve #	Length	Radius	Beta	Chord Length	Chord Direction
C1	77.4' (78.18')	298.85' (298.85')	1502.38'	77.72'	S 301°31'5" E
C2	269.9' (268.21')	294.00' (294.00')	40°21'01"	282.80'	S 17°34'04" E
C3	72.4' (72.80')	180.00' (180.00')	25°55'52"	71.80'	S 15°34'23" W
C4	28.8' (28.08')	180.00' (180.00')	7°44'28"	25.85'	S 24°40'08" W

Easement Notes

- EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01/11/2012, 2002C-16)
- INTENTIONALLY OMITTED
- EXISTING 10' P.U.E. (11/21/2003, 2003C-354)
- EXISTING 30' PRIVATE ACCESS EASEMENT AREA (12/07/09, 2009C-170)
- INTENTIONALLY OMITTED
- EXISTING 20' PRIVATE SLOPE EASEMENT AREA (3/20/09, DOC. NO. 2009029570)
- EXISTING 10' PNM EASEMENT (01/11/2002, 2002C-16)
- EXISTING 20' NMCCO GAS EASEMENT (BK D606, PG. 525) (08/11/1961, BK. 112, PG. 515)(BK. D346, PG. 358)
- EXISTING 30' GAS LINE EASEMENT (01/14/1946, BK. 220, PG. 547)(03/07/1961, BK. D585, PG. 409)
- EXISTING 10' PNM & WST&T EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203) AMENDED (DOC. NO. 93-010908, 2/2/93, BK. BCR 93-3, PG. 3742-3743)
- EXISTING 20' NMUI EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203)
- EXISTING 15' X 80' OVERHEAD ELECTRICAL POWER LINE EASEMENT (BK. BCR 92-24, PG. 498)
- EXISTING ACCESS EASEMENT BENEFITING PARCEL A-1, FINELAND DEVELOPMENT (3/20/09, DOC. NO. 2009029570)
- EXISTING 10' PRIVATE DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
- EXISTING BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS PARCEL A-1-A BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
- DRAINAGE COVENANT (BLANKET IN NATURE) (9/1/17, DOC. NO. 2007085390)
- PRIVATE FINELAND ACCESS EASEMENT BENEFITING PARCEL A-1-B-1, TO BE MAINTAINED BY THE OWNERS OF PARCELS A-1-B-1 AND A-1-B-2 GRANTED WITH THE FILING OF THIS PLAT
- 10' PRIVATE DRAINAGE EASEMENT BENEFITING PARCEL A-1-B-1, MAINTAINED BY THE OWNERS OF PARCEL A-1-B-2 GRANTED WITH THE FILING OF THIS PLAT

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (01/12/2018, 2018C-1)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

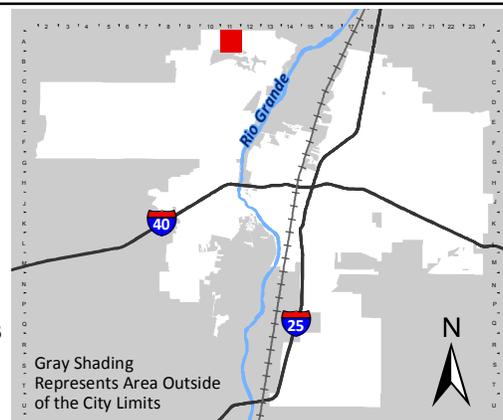


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
A-11-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