



PLAN SNAPSHOT REPORT PA-2026-00057 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000026 (PR-2026-000026)	App Date: 02/16/2026
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 08/15/2026
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Site plan for a two phased 141 multi-family workforce housing development along Central Avenue.

Parcel:	Address:	Zone:
101205839832410414	2411 Central Ave Nw Albuquerque, NM 87104	
101205849730910402	2403 Central Ave Nw Albuquerque, NM 87104	
101205843831610401	2411 Central Ave Nw Albuquerque, NM 87104	
	2401 Central Ave Nw Albuquerque, NM 87104	
	99999 Soto Ave Nw Albuquerque, NM 87104	
	99999 Soto Ave Nw Albuquerque, NM 87104	
	2401 Central Ave Nw Albuquerque, NM 87104	
	2401 Central Ave Nw Albuquerque, NM 87104	

Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Applicant Nate Erwin Home: (503) 288-6210 Business: (503) 288-6210 Mobile: (503) 288-6210	Owner Nate Erwin Home: (503) 288-6210 Business: (503) 288-6210 Mobile: (503) 288-6210	Applicant Charlene Johnson 302 8th St NW Albuquerque, NM 87102 Business: (505) 764-9801 Mobile: (505) 331-2375
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Plan Custom Fields

Existing Project Number/N/A	Existing Zoning MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots3
Number of Proposed Lots 2	Total Area of Site in Acres 2.26	Site Address/Street 2411 Central Ave. NW 2403 Central Ave. NW 2401 Central Ave. NW
Site Location Located Between Streets Simonds Street and Rio Grand Boulevard	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 147304	Lot and/or Tract Number 20, 19, 22, 18, 21
Block Number 2	Subdivision Name and/or Unit Number TRACTION PARK ADDN	Legal Description 002EAST 75 FT OF LOT 22 & WEST 90 FT OF LOT 23 TRACTION PARK ADDN, W'LY 1/2 OF LT 18 & ALL OF LTS 19 THRU 21 & W'LY 25 FT OF LT22 BLK 2 TRACTION PARK ADDITION CONT 1.1211 AC
Existing Zone District MX-M	Zone Atlas Page(s) J-12	Acreage 0.7576, 1.1211
Calculated Acreage 0.80861493, 1.056368	Council District 2	Community Planning Area(s) Central ABQ
Development Area(s) Change	Current Land Use(s) 04 Commercial Services	IDO Use Development Standards Name Central Avenue, Valley Drainage Area Avenue) (5-12), Site
IDO Use Development On-premises Signs (Neon)	Standards Subsection Signs along Central	

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Design and Sensitive Lands (5-2)	Metropolitan Redevelopment Area(s)	Historic Central	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area
IDO Administration & Enforcement Name	Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District C-2
Pre-IDO Zoning Description		Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone
Total Number of Dwelling Units	141	Total Gross Square Footage2	0	X
Total Gross Square Footage	0	Total Gross Square Footage3	0	Total Gross Square Footage4

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Charlene_Johnson_2/17/2026.jpg	02/16/2026 19:09	Johnson, Charlene		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00077742	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00077742		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

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		02/18/2026 11:18	02/18/2026 12:52
Associate Project Number v.1	Generic Action		02/18/2026 11:19
DFT Meeting v.1	Hold Meeting	02/18/2026 12:51	02/18/2026 11:18
Screen for Completeness v.1	Generic Action		02/18/2026 11:19
Verify Payment v.1	Generic Action		02/18/2026 12:52
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		