



PLAN SNAPSHOT REPORT PA-2026-00058 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000026 (PR-2026-000026)	App Date: 02/16/2026
Work Class: Sketch Plat	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: Re-plat to create two lots from three lots. The Sketch Plat application is in conjunction with the Sketch Plan Application for Palindrome.

Parcel:	Address:	Zone:
101205839832410414	99999 Soto Ave Nw Albuquerque, NM 87104	
101205849730910402	2401 Central Ave Nw Albuquerque, NM 87104	
101205843831610401 Main	99999 Soto Ave Nw Albuquerque, NM 87104	
	2411 Central Ave Nw Albuquerque, NM 87104	
	2401 Central Ave Nw Albuquerque, NM 87104	
	2403 Central Ave Nw Albuquerque, NM 87104	
	2411 Central Ave Nw Main 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 NumberN/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 Av. NW 2401 Central Ave. NW 2403 Central Ave. NW
Site Location Located Between Streets Simonds Street and Rio Grande 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

PLAN SNAPSHOT REPORT (PA-2026-00058)

IDO Use Development Standards Subsection	On-premises Signs (Neon Signs along Central Avenue) (5-12), Site 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	X
Total Number of Dwelling Units	141	Total Gross Square Footage ²	0	Total Gross Square Footage ⁴	0
Total Gross Square Footage	0	Total Gross Square Footage ³	0		

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

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00077746	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00077746		\$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/Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/18/2026 11:17	02/18/2026 12:57
Associate Project Number v.1	Generic Action		02/18/2026 11:18
DFT Meeting v.1	Hold Meeting	02/18/2026 12:56	02/18/2026 11:18
Screen for Completeness v.1	Generic Action		02/18/2026 11:18
Verify Payment v.1	Generic Action		02/18/2026 12:57
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



February 16, 2026

Jay Rodenbeck, Planning Manager
Albuquerque Planning Department
Development Review Services
600 North 2nd Street NW
Albuquerque, NM 87102
jrodenbeck@cabq.gov

Landscape Architecture
Urban Design
Planning Services

Re: Sketch Plat/Plan Submittal – La Curva Multi-family

Dear Mr. Rodenbeck,

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

On behalf of Palindrome, we submit this request for review and comment on a Sketch Plat and Sketch Plan for a property that consists of three lots located at 2411, 2401, & 2403 Central Avenue NW. The property owner intends to replat the three existing lots into two and develop the site as a phased multi-family workforce housing project. It will be constructed in two phases, aligned with the proposed lot configuration. Each phase will consist of 71 units, for a total of 141 units.

The property is zoned MX-M, is vacant, and falls within the Central Avenue Main Street Corridor, Major Transit Corridor, and is within a Premium Transit Station Area 1,320-foot buffer. The adjacent properties are predominantly zoned MX-M, except to the north, which is zoned R-1A, subjecting development to Neighborhood Edges standards. Soto Avenue and Simonds Street abut the subject property to the north and west, respectively. These streets function more as alleyways, lacking curbs, gutters, or sidewalks and currently dead ends to the east of the subject property.

As part of the Sketch Plat/Plan application, the Applicant would like the following questions answered:

Vacation of Soto Avenue and Simonds Street:

- The Applicant is evaluating the potential vacation of Soto Avenue and Simonds Street and allow a dedicated entrance to the site from the existing Simonds Street curb-cut. The site plan currently shows on-street parking along these two streets. We request guidance on the feasibility of the vacation. A public access easement could be retained.

Central Avenue Setback:

- Please confirm how the front setback on Central Avenue should be measured where the roadway curves. The setback at the corner of Simonds Street measures 19 feet because of the curvature of the roadway. Can a determination be considered for exceeding the maximum setback?

PRINCIPALS

James K. Strozier, FAICP

Driveway Design

- Would driveway throat depth requirements change if Simonds Street and Soto Avenue were vacated?
- If the site entrance on Central Avenue were restricted to one-way traffic, can the depth requirement be reduced due to the absence of queuing?

ASSOCIATES

Ken Romig, PLA, ASLA



- Please confirm the required drive aisle width for 90-degree parking, given the discrepancy between DPM Table 7.4.78 (24 feet minimum) and Table 7.4.82 (22 feet minimum).

Existing Signage

- There is one remaining sign on the property that does not appear to have historic significance. Can this sign be removed as part of the site plan or is there an additional process to remove the sign?

EV Parking

- The IDO does not require EV charging stations for projects under 250 parking spaces. However, we understand that the City will require EV spaces during the building permit process. Please confirm the City's current requirements for EV spaces (ready and fully charged) for this site.

Thank you in advance for your review of this application and for your assistance in determining compliance with the IDO. Please contact me if you require further details or clarifications.

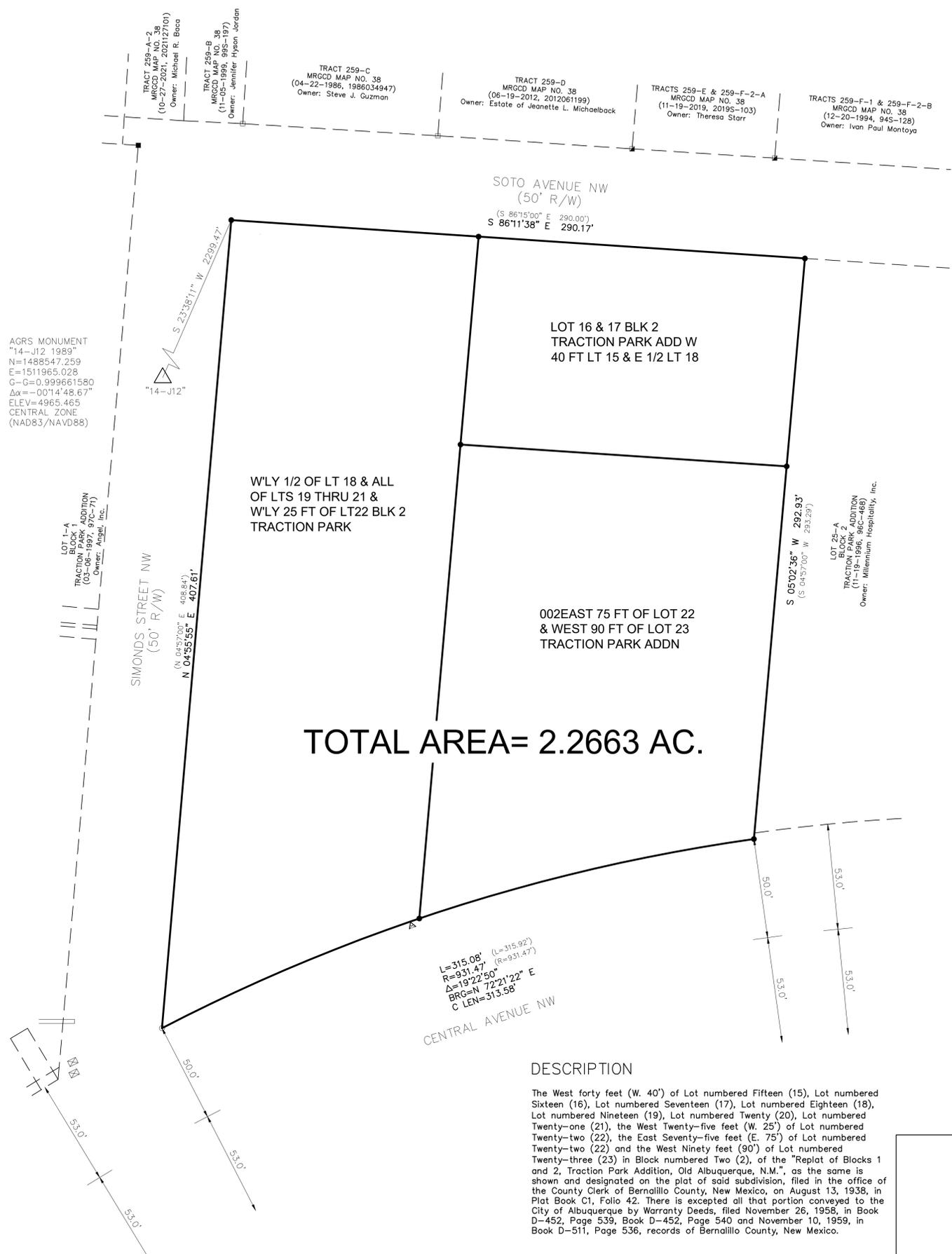
Sincerely,



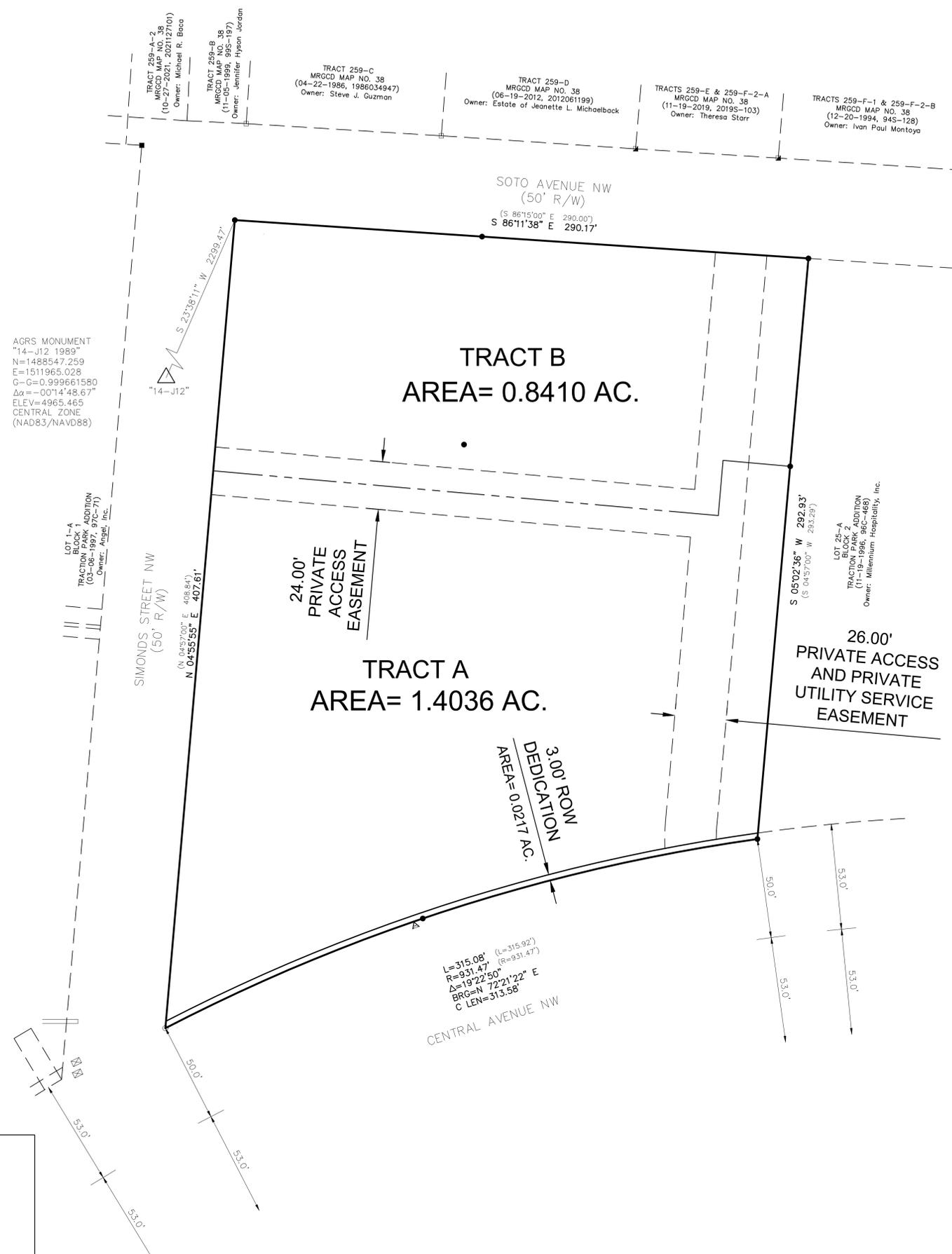
Charlene A. Johnson
Senior Planner II

LA CURVA APARTMENTS

SKETCH PLAT



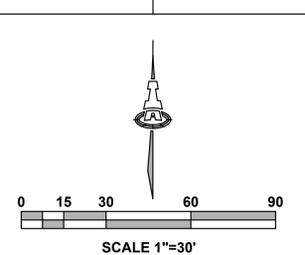
EXISTING CONDITIONS



PROPOSED CONDITIONS

DESCRIPTION

The West forty feet (W. 40') of Lot numbered Fifteen (15), Lot numbered Sixteen (16), Lot numbered Seventeen (17), Lot numbered Eighteen (18), Lot numbered Nineteen (19), Lot numbered Twenty (20), Lot numbered Twenty-one (21), the West Twenty-five feet (W. 25') of Lot numbered Twenty-two (22), the East Seventy-five feet (E. 75') of Lot numbered Twenty-two (22) and the West Ninety feet (90') of Lot numbered Twenty-three (23) in Block numbered Two (2), of the "Replat of Blocks 1 and 2, Traction Park Addition, Old Albuquerque, N.M.", as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 13, 1938, in Plat Book C1, Folio 42. There is excepted all that portion conveyed to the City of Albuquerque by Warranty Deeds, filed November 26, 1958, in Book D-452, Page 539, Book D-452, Page 540 and November 10, 1959, in Book D-511, Page 536, records of Bernalillo County, New Mexico.



AGRS MONUMENT
"14-J12 1989"
N=1488547.259
E=1511965.028
G-C=0.999661580
Δα=-00°14'48.67"
ELEV=4965.465
CENTRAL ZONE
(NAD83/NAVD88)

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CENTRAL ZONE
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LOT 1-A
BLOCK 1
TRACTION PARK ADDITION
(03-06-1997, 97C-17)
Owner: Angel, Inc.

LOT 1-A
BLOCK 1
TRACTION PARK ADDITION
(03-06-1997, 97C-17)
Owner: Angel, Inc.

LOT 25-A
BLOCK 2
TRACTION PARK ADDITION
(11-19-2019, 2019S-103, 94S-128)
Owner: Millennium Hospitality, Inc.

LOT 25-A
BLOCK 2
TRACTION PARK ADDITION
(11-19-2019, 2019S-103, 94S-128)
Owner: Millennium Hospitality, Inc.

TRACT 259-A-2
MRCCD MAP NO. 38
(10-27-2021, 2021I27101)
Owner: Michael R. Baco

TRACT 259-B
MRCCD MAP NO. 38
(11-05-1999, 99S-197)
Owner: Jennifer Hyson Jordan

TRACT 259-C
MRCCD MAP NO. 38
(04-22-1986, 1986O34947)
Owner: Steve J. Guzman

TRACT 259-D
MRCCD MAP NO. 38
(06-19-2012, 2012O61199)
Owner: Estate of Jeanette L. Michaelback

TRACTS 259-E & 259-F-2-A
MRCCD MAP NO. 38
(11-19-2019, 2019S-103)
Owner: Theresa Starr

TRACTS 259-F-1 & 259-F-2-B
MRCCD MAP NO. 38
(12-20-1994, 94S-128)
Owner: Ivan Paul Montoya

TRACT 259-A-2
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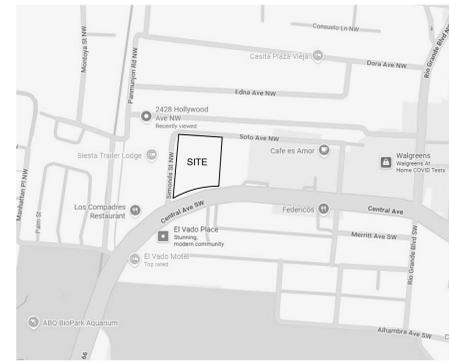
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MRCCD MAP NO. 38
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Owner: Ivan Paul Montoya

NOT FOR
CONSTRUCTION

**PALINDROME LA
CURVA**
Job Number: 26001
2403 Central Ave. NW
Albuquerque, NM

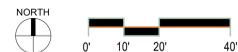


VICINITY MAP

PROJECT SUMMARY			
ZONING	BASE ZONE: MX-M OVERLAY ZONES: NONE ADJACENT ZONING: R1-A DESIGNATED AREAS: MAIN STREET CORRIDOR, MAJOR TRANSIT CORRIDOR, CENTRAL AVENUE PREMIUM TRANSIT STATION AREA	BUILDING UNITS PROPOSED	BUILDING A (PHASE 1): 71 UNITS BUILDING B (PHASE 2): 71 UNITS
SITE AREA	PROPOSED PHASE 1 PLAT: 2.2666 AC (98,690 SF) PROPOSED PHASE 2 PLAT: 1.4038 AC (61,141 SF) TOTAL: 0.841 AC (36,634 SF)	KEY	UNITS (Blue) SHARED SPACE (Lobby, Utilities, Stairs, Elevator, etc.) (Orange)
BUILDING AREA PROPOSED	BUILDING A (PHASE 1): 78,052 SF BUILDING B (PHASE 2): 69,252 SF TOTAL: 147,304 SF TOTAL		
PARKING SUMMARY (OFF-STREET)			
PARKING REQUIRED	PHASE 1 (71 UNITS)	PHASE 2 (71 UNITS)	TOTAL REQUIRED
30% REDUCTION OF 1:1 RATIO FOR UCM/SP/PT AREA	50 SPACES	50 SPACES	100 SPACES
COMPACT (25% MAX GF PROVIDED)	56 PROVIDED=14 MAX	45 PROVIDED = 12 MAX	28 SPACES MAX
MOTORCYCLE (26-50 TOTAL SPACES REQ'D)	2 SPACES	2 SPACES	4 SPACES
ACCESSIBLE	51-100 PROVIDED = 4 SPACES	36-50 PROVIDED = 3 SPACES	7 SPACES
BICYCLE (10% REQUIRED OFF-STREET SPACES)	5 SPACES	5 SPACES	10 SPACES
PARKING PROVIDED	PHASE 1	PHASE 2	TOTAL PROVIDED
STANDARD (8'-6" X 18'-0")	38 SPACES	27 SPACES	65 SPACES
COMPACT (7'-6" X 13'-0")	12 SPACES	12 SPACES	24 SPACES
MOTORCYCLE (4'-0" X 8'-0")	2 SPACES	2 SPACES	4 SPACES
ACCESSIBLE	4 (2 VAN-ACCESSIBLE)	4 (2 VAN-ACCESSIBLE)	8 SPACES (4 VAN-ACCESSIBLE)
TOTAL	56 SPACES TOTAL	45 SPACES TOTAL	101 SPACES TOTAL
BICYCLE	5 SPACES	5 SPACES	10 SPACES



1 SITE PLAN
1" = 20'-0"



Revision:

PROJECT STATUS ISSUE DATE

Issuance:

Drawing:

SITE PLAN

Sheet No:

A1.01

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

