

PLAN SNAPSHOT REPORT (PA-2026-00067)

	Total for Invoice INV-00080797	\$53.50		\$0.00
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	Grand Total for Plan	\$53.50		\$0.00
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Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/18/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/02/2026 13:10	03/04/2026 11:40
Associate Project Number v.1	Generic Action		03/02/2026 13:10
DFT Meeting v.1	Hold Meeting	03/04/2026 11:39	03/02/2026 13:11
Screen for Completeness v.1	Generic Action		03/02/2026 13:10
Verify Payment v.1	Generic Action		03/04/2026 11:40
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



February 23, 2026

Jay Rodenbeck, Planning Manager
Development Review Services
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Request for Sketch Plat Review at 200 Oak Street NE

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Rodenbeck,

302 Eighth St. NW
Albuquerque, NM 87102

The intent of this application is to request the Development Facilitation Team's (DFT) review and comments on a Sketch Plat. The Applicant's goal is to consolidate three existing lots into one lot and reorient the property to help facilitate the future development of the property for multi-family residential purposes.

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

The subject property is located at the southeast corner of Oak Street and Tijeras Avenue and is currently used as a parking lot. The existing zoning is Mixed-use-Medium Intensity Zone (MX-M) as shown on the accompanying zone atlas page. The subject property is located within a designated Main Street Corridor (Central Avenue) and an Area of Change, as designated by the Albuquerque / Bernalillo County Comprehensive Plan. The subject property is legally described as Lot 22 B & Lot Highland North 102 feet of Lots 4,5, & 6, with a total area of .3512-acres.

Prior to the adoption of the 2018 Integrated Development Ordinance (IDO), the site was zoned SU-2/MC under the Comprehensive City Zoning Code. According to historical records, the property has never been developed with a building but has been used as a parking lot since at least 1961.

Enclosed with the application documents is a Sketch Plat, which serves as the basis for our application. We kindly seek your review and feedback to ensure compliance with the IDO, Development Process Manual, and other relevant regulations.

Thank you in advance for your attention to this matter. Please feel free to contact me at 505.401.0233 or Jonathan Turner should you require any further details or clarifications.

Sincerely,

Jacqueline Fishman, FAICP
Emeritus Principal

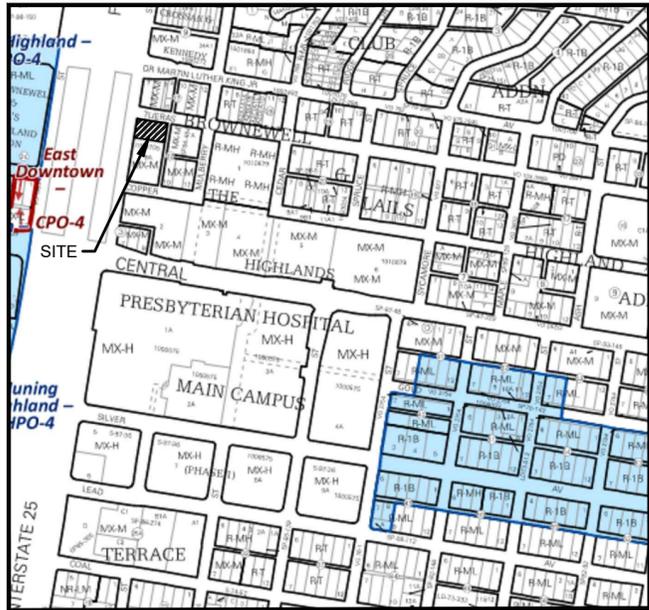
Jonathan Turner
Zoning Specialist

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA



VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION:

THE NORTH NINETY-FOUR AND TWO-THIRDS FEET (N. 94 2/3') OF LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWENTY-TWO (22) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION, AN 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 PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 1886, IN PLAT BOOK B2, FOLIOS 32 AND 33.

ALSO KNOWN AS:

LOT 6-A, BLOCK 22, BROWNEWELL AND LAIL'S HIGHLAND ADDITION. MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND SCRIBED "X" ON CURB, BEING THE NORTHWEST CORNER OF SAID LOT 6-A, WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT NDC_22_23 BEARS N 54° 14' 34" E A DISTANCE OF 4,541.70 FEET;

THENCE, S 80° 45' 11" E A DISTANCE OF 149.65 FEET TO A FOUND SCRIBED "X" ON CURB, BEING THE NORTHEAST CORNER OF SAID LOT 6-A;

THENCE, S 09° 13' 31" W A DISTANCE OF 94.88 FEET TO A SET PK NAIL AND WASHER MARKED "PS # 26832", BEING THE SOUTHEAST CORNER OF SAID LOT 6-A;

THENCE, N 80° 48' 46" W A DISTANCE OF 149.63 FEET TO A FOUND SCRIBED "X" ON CURB, BEING THE SOUTHWEST CORNER OF SAID LOT 6-A;

THENCE, N 09° 12' 55" E A DISTANCE OF 95.04 FEET TO THE POINT OF BEGINNING, SAID LOT 6-A CONTAINING 0.3262 ACRE (14,210.26 SQUARE FEET).

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, JESUS J. FAVELA JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 26832, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. J. Favela Jr. 11-20-2025
 JESUS J. FAVELA JR. DATE
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 26832

PLAT OF
LOT 6-A, BLOCK 22
BROWNEWELL & LAIL'S HIGHLAND ADDITION
 BEING A REPLAT OF
 A PORTION OF LOTS 4, 5, & 6
BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION
 WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 21, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025

PROJECT NUMBER: _____ APPLICATION NUMBER: _____

DHO APPROVAL DATE _____

CITY APPROVALS:

CITY SURVEYOR Loren N. Risenhoover P.S. 11/20/2025
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____
 DATE

UTILITIES DEVELOPMENT _____
 DATE

PARKS AND RECREATION DEPARTMENT _____
 DATE

A.M.A.F.C.A. _____
 DATE

M.R.G.C.D. _____
 DATE

ABCWUA _____
 DATE

CITY ENGINEER _____
 DATE

PLANNING DEPARTMENT _____
 DATE

HYDROLOGY _____
 DATE

CODE ENFORCEMENT _____
 DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____
 DATE

NEW MEXICO GAS _____
 DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC _____
 DATE

COMCAST _____
 DATE

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE A PORTION OF LOTS 4, 5 AND 6 INTO ONE (1) LOT, AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DHO-_____
 ZONE ATLAS INDEX NO. K-15
 DATE OF SURVEY, JANUARY 2025
 TOTAL NO. OF TRACTS EXISTING 3
 TOTAL NO. OF LOTS CREATED 1
 GROSS SUBDIVISION ACREAGE 0.3271 ACRES
 IDO ZONE DISTRICT MX-M

NOTES:

1. BASIS OF BEARING - FOUND PK NAILS WITH WASHERS ALONG SOUTH LINE OF LOT 5, BLOCK 22 AS SHOWN ON BROWNEWELL & LAIL'S HIGHLAND ADDITION.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
4. DRAINAGE EASEMENT MAINTENANCE
 EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT AND DRAINAGE INFRASTRUCTURE THAT IS ON THEIR PROPERTY.
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

DOCUMENTS USED:

1. WARRANTY DEED OF NORTH 1/3 OF LOTS 4, 5, 6, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION(FILED 01/31/2023 IN DOC# 2023005600)
2. PLAT OF LOT 9-A, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION (FILED 01/04/2005 IN BK. 2005C, PG. 3)
3. BOUNDARY ENCROACHMENT AGREEMENT (FILED 01/31/2023 IN DOC# 2023005599)
4. A.L.T./A N.S.P.S. LAND TITLE SURVEY WITH PLAT OF TOPOGRAPHY OF NORTH 1/3 OF LOTS 4, 5, 6, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION (APRIL 2022)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURE'S OFFICE: _____



Nov 20, 2025



PLAT OF
LOT 6-A, BLOCK 22
BROWNEWELL & LAIL'S HIGHLAND ADDITION
 BEING A REPLAT OF
 A PORTION OF LOTS 4, 5, & 6
 BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 21, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2025

OAK STREET NE
 (60' R/W)

TIJERAS AVENUE NE
 (60' R/W)

PUBLIC ALLEY
 (16' R/W)

LOT 6-A
 0.3262 ACRE +/-

LOT 6

LOT 5

LOT 4

LOT 9-A, BLOCK 22
 BROWNEWELL & LAIL'S HIGHLAND ADDITION
 BOOK 2005C, PAGE 3
 Filled: 01/04/2005

NDC_22_23
 SEE NOTE FOR
 POINT DATA

FOUND
 SCRIBED "X" ON CURB

FOUND
 "X" ON CURB

FOUND
 PK NAIL WITH WASHER
 "PS # 11463"

FOUND
 PK NAIL WITH WASHER
 "PS # 11463"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

ACS CONTROL STATION NDC 22 23 NOTE:

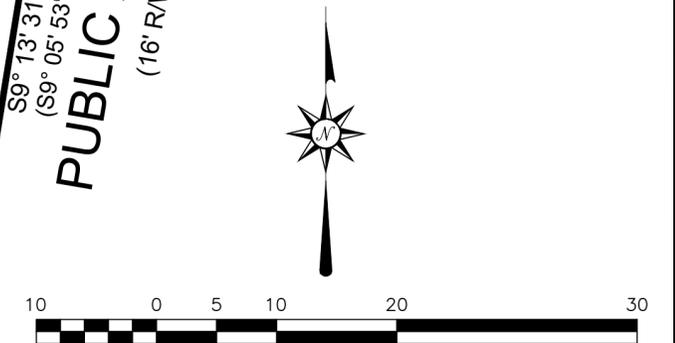
N: 1,488,905.258 US SURVEY FEET
 E: 1,528,723.288 US SURVEY FEET
 NEW MEXICO STATE PLANE CENTRAL ZONE, NAD83
 G-G = 0.999673199
 DELTA-ALPHA = -0°12'52.76"

FLOOD ZONE INFORMATION:

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 26, 2008. PANEL 334 OF 825, MAP NUMBER: 35001C0334G



Nov 20, 2025



SCALE 1"=10'

LEGEND OF SYMBOLS

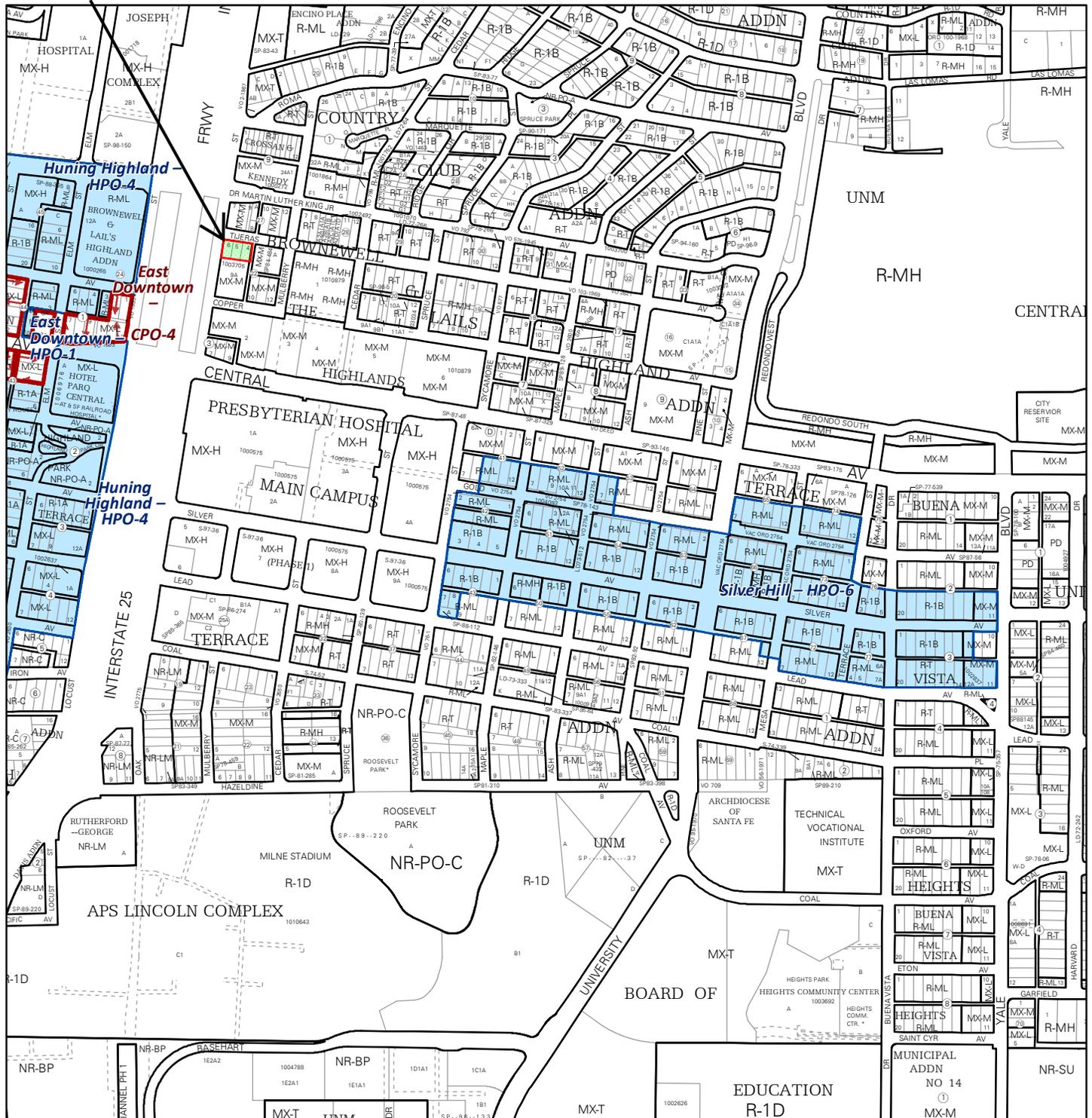
- FOUND MONUMENT AS NOTED
 - SET PK NAIL WITH WASHER MARKED "PS # 26832"
- LINE TYPE LEGEND
- FENCE



SURVEYING AND MAPPING, LLC
 277 E AMADOR AVE SUITE 303
 LAS CRUCES, NM 88001
 505-917-8921

N/A

SITE



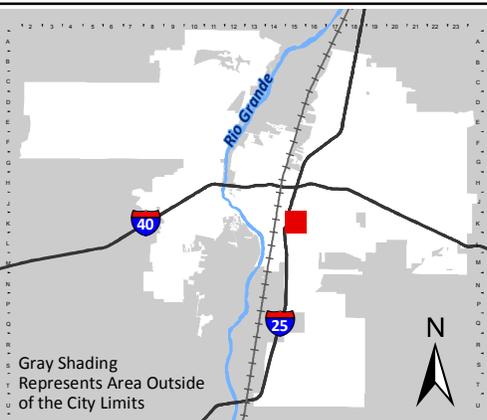
IDO Zone Atlas May 2018



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:
K-15-Z

-  Easement
-  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

N



Escarpment 

Petroglyph National Monument 

Scale: 0 250 500 1,000 Feet