



# PLAN SNAPSHOT REPORT PA-2026-00089 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2026-000040 (PR-2026-000040)	<b>App Date:</b> 03/16/2026
<b>Work Class:</b> Sketch Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 09/12/2026
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Demolish existing restaurant, consolidate two lots into one, and expand hotel

<b>Parcel:</b> 101706132653120606	Main	<b>Address:</b> 4412 The 25 Way Ne Albuquerque, NM 87109	Main	<b>Zone:</b>
		4412 The 25 Way Ne Albuquerque, NM 87109		

<b>Engineer</b> DAVID SOULE PO BOX 93924 ALBUQUERQUE, NM 87199 Business: (505) 321-9099	<b>Applicant</b> Luke P Soule 15 Frost Rd Frost Rd Sandia Park, NM 87047 Business: (505) 503-5639
---	---

**Plan Custom Fields**

Existing Project Number	N/A	Existing Zoning	NR-BP - Non-Residential - Business Park	Number of Existing Lots	2
Number of Proposed Lots	1	Total Area of Site in Acres	2.01	Site Address/Street	4412 The 25 Way NE, Albuquerque, NM, 87109
Site Location Located Between Streets	Jefferson and I-25	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	47000	Square Footage of Proposed Buildings	18000	Lot and/or Tract Number	H1A1A
Block Number	0000	Subdivision Name and/or Unit Number	THE 25	Legal Description	TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC
Existing Zone District	NR-BP	Zone Atlas Page(s)	F-17	Acreage	1.2894
Calculated Acreage	1.28872	Council District	4	Community Planning Area(s)	North I-25
Development Area(s)	Change	Current Land Use(s)	04   Commercial Services	Balloon Landing Preferred Area	Within Balloon Landing Area
Pre-IDO Zoning District	IP	Pre-IDO Zoning Description		Major Street Functional Classification	6 - urban interstate frontage, 9 - urban interstate off-ramp
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage <sup>2</sup>	0
Total Gross Square Footage <sup>4</sup>	65000	Total Gross Square Footage	0	Total Gross Square Footage <sup>3</sup>	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Luke_Soule_3/16/2026.jpg	03/16/2026 14:19	Soule, Luke		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	03/17/2026 10:57
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	03/17/2026 13:21

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00083609	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50

# PLAN SNAPSHOT REPORT (PA-2026-00089)

	Total for Invoice INV-00083609	\$53.50		\$53.50
--	--------------------------------	---------	--	---------

	<b>Grand Total for Plan</b>	<b>\$53.50</b>		<b>\$53.50</b>
--	-----------------------------	----------------	--	----------------

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/01/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		03/17/2026 13:22	
Associate Project Number v.1	Generic Action		03/17/2026 13:22
DFT Meeting v.1	Hold Meeting	03/17/2026 15:00	03/17/2026 15:01
Screen for Completeness v.1	Generic Action		03/17/2026 13:22
Verify Payment v.1	Generic Action		03/17/2026 15:01
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



*Rio Grande  
Engineering*

PO BOX 93924  
ALBUQUERQUE, NM 87199  
(505) 321-9099

RE: Sketch Plat

TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1  
THE 25, THE 25 CONT 1.2894 AC

4412 The 25 Way, Albuquerque, NM,

To whom it may concern,

This letter seeks to obtain a sketch plat for the property addressed above. This plat is intended to be a step towards the goal of demolishing the existing restaurant on site, followed by consolidation of the two lots on which the restaurant sits, followed by the construction of an addition to the existing hotel next to the property.

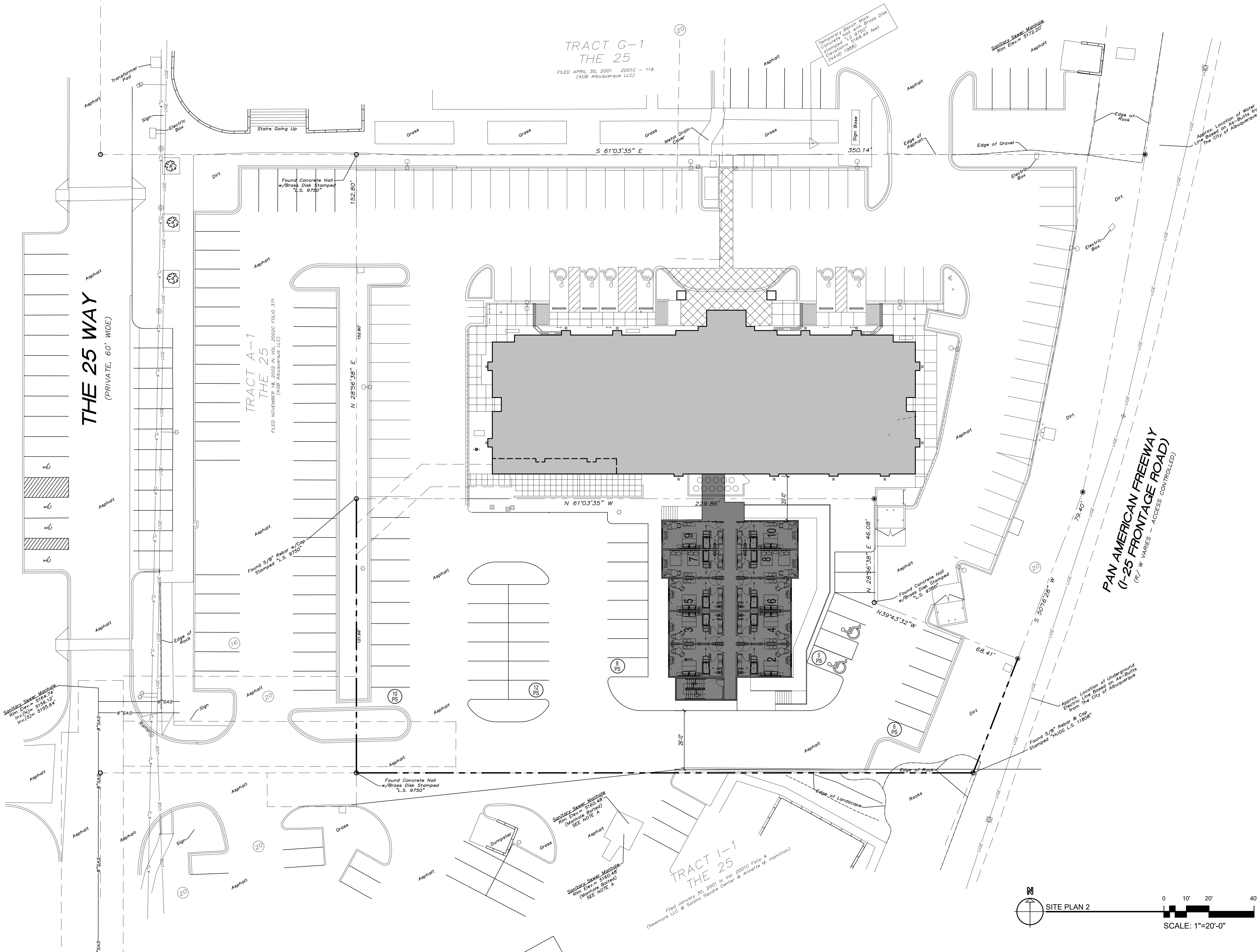
Thank you,

Luke Soule

TRACT A-1  
THE 25

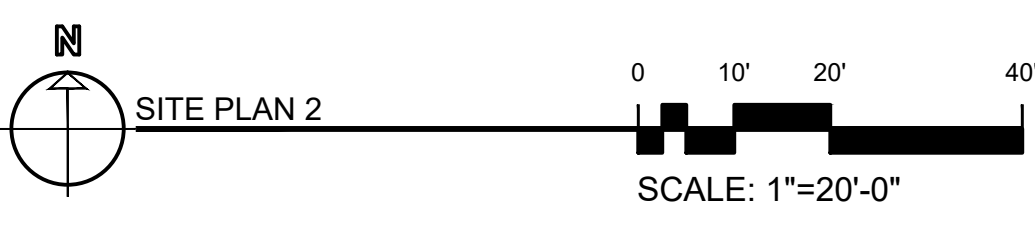
FILED NOVEMBER 18, 2002 IN VOL. 2002C FOLIO 371  
(AGB Albuquerque LLC)

THE 25 WAY  
(PRIVATE, 60' WIDE)



TRACT G-1  
THE 25  
FILED APRIL 30, 2001 2001C - 119  
(AGB Albuquerque LLC)

TRACT I-1  
THE 25  
Filed January 30, 2001 in Vol. 2001C Folio 4  
(Newmore LLC & Solana Square Center & Annette M. Hamilton)

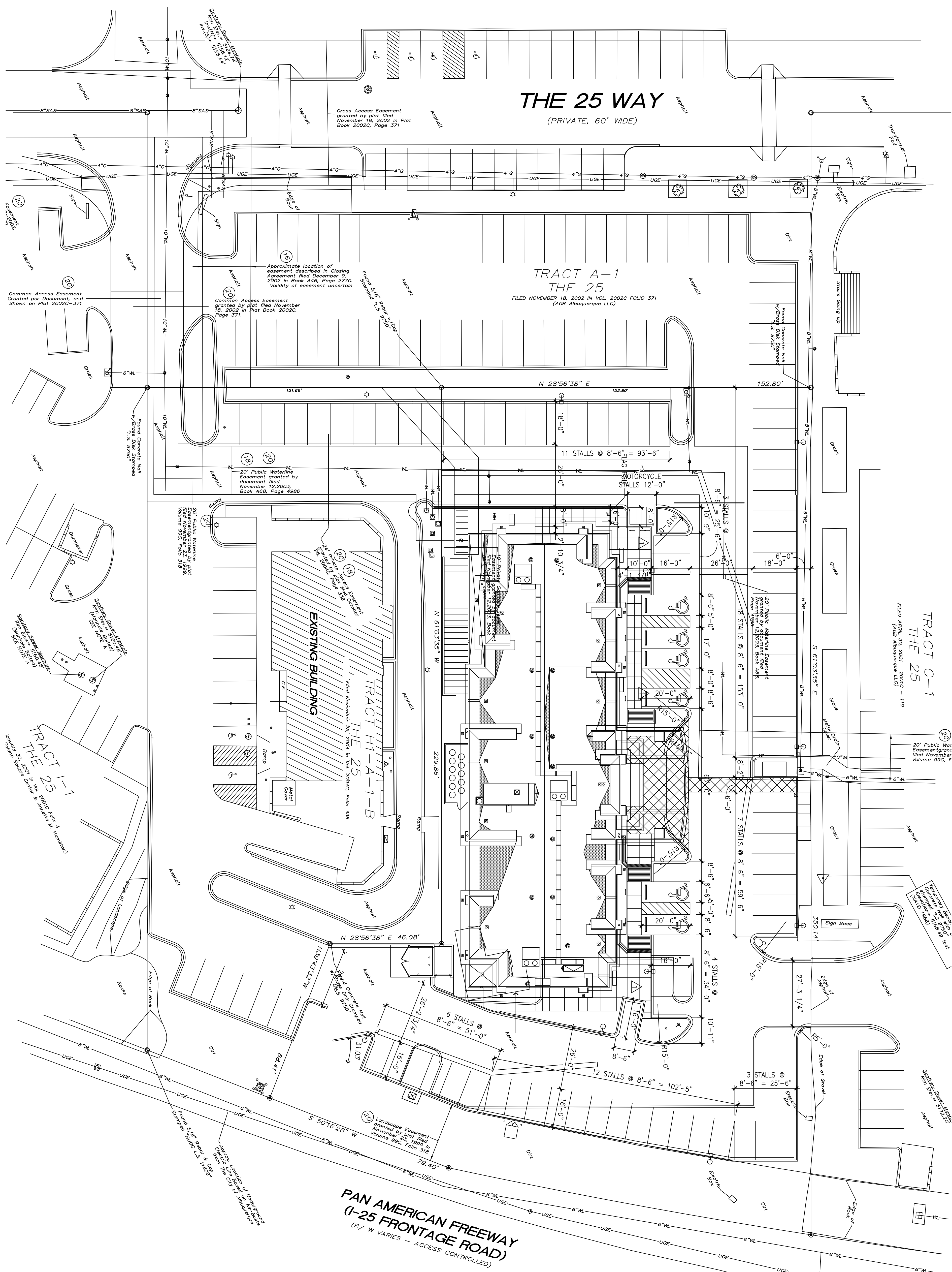


DRAWING NAME  
REVISIONS

Hampton Inn & Suites Addition  
4412 The 25 Way NE  
Albuquerque, NM  
A001(2)

SHEET NO.  
1/26/26

pba  
peter butterfield architect  
13013 glenwood hills ct. ne  
albuquerque nm 87111  
(ph) 505 514 1364



**SITE PLAN**

1" = 20'-0"

**GENERAL NOTES**

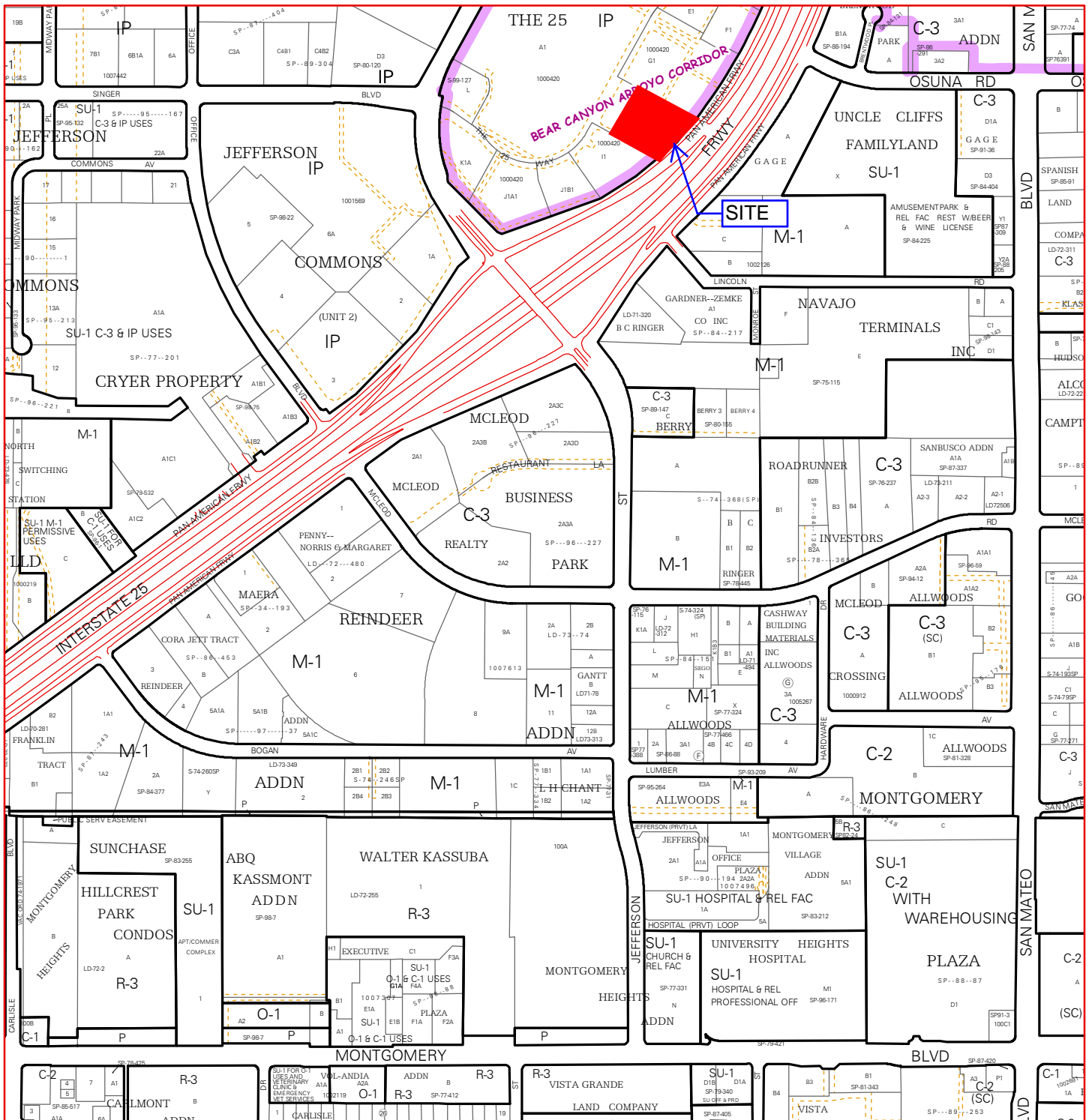
- ALL CURB RADI SHOW ARE 2'-0" TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.
- REFER TO CIVIL DRAWINGS FOR BUILDING PAD ELEVATION.
- SIDEWALKS ARE SUBJECT TO MINOR ADJUSTMENTS BY CONTRACTOR. VERIFY WITH ARCHITECT PRIOR TO MAKING REVISIONS.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHTING REQUIREMENTS.
- REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING TRANSDUCER & METER LOCATIONS.
- REFER TO LANDSCAPE PLAN FOR EXTENT OF LANDSCAPING.
- REFER TO CIVIL DRAWINGS FOR SEWER AND WATER LINE LOCATIONS (MANS AND HYDRANTS).
- REFER TO FIRE DEPARTMENT CONNECTIONS, DETECTOR CHECK ASSEMBLIES, AND FIRE HYDRANTS.
- PROTECT EXISTING LANDSCAPE TO REMAIN.
- REFER TO CIVIL PLANS FOR GRADING INFORMATION.
- VERIFY LOCATION OF ALL PROPERTY LINES. UTILITIES: EXISTING ASPHALTIC & CONCRETE PAVING PRIOR TO COMMENCEMENT OF WORK.
- REFER TO PLUMBING/MECHANICAL PLANS FOR GAS AND WATER LINE CONTINUATION FROM EXISTING BUILDING.
- PROVIDE 24"X24" CONCRETE SPLASH BLOCKS AT LEADERS.
- 1-20 MAXIMUM SLOPE FOR EXTERIOR WALKS (REFER CIVIL CAD AND LANDSCAPE PLANS).
- 1-148 MAXIMUM CROSS SLOPE FOR EXTERIOR WALKS (REFER CIVIL CAD PLANS).
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. PER GEOTECHNICAL REPORT (REFER CIVIL CAD).
- INFORMATION SHOWN AND PROVIDED TO ARCHITECT IS NOT A BOUNDARY SURVEY.
- PROPERTY LINES ARE SHOWN FOR ORIENTATION PURPOSES ONLY.
- PROVIDE STAKED SURVEY AND VERIFY LAYOUT WITH DRAWING. NOTIFY ARCHITECT OF DISCREPANCIES.
- SURFACE PARKING SIGNAGE IS REQUIRED THAT READS: "PARK AT YOUR OWN RISK. REMOVE ALL VALUABLES FROM VEHICLE. OWNER AND MANAGEMENT HAVE NO LIABILITY FOR LOSS OR DAMAGE. SIGNS MUST BE MOUNTED ALONG PARKING LINES AT EACH LIGHT POLE OR INDEPENDENT POLE WITH SPACING NOT TO EXCEED 100'-0".
- PROVIDE 24"X24" CONCRETE SPLASH BLOCKS AT BUILDING CORNERS AND SPACE INTERMEDIATE CONTROL POINTS EQUALLY.

**SITE DEMOLITION GENERAL NOTES**


- CONTRACTOR WILL VISIT SITE TO BECOME FAMILIAR WITH AND VERIFY EXISTING CONDITIONS. THE DEMOLITION INFORMATION WILL SERVE TO AID THE CONTRACTOR IN THEIR EVALUATION OF THE EXTENT OF DEMOLITION, BUT WILL NOT BE CONSIDERED A GUARANTEE OF THE EXTENT OF DEMOLITION.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION AND AS NECESSARY TO FULFILL THE PURPOSE AND INTENT OF THE FINISHED WORK REGARDLESS IF IT IS SPECIFICALLY SHOWN OR NOTED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ITEMS ADDRESSED TO BE REMOVED THROUGH THE COMPLETE SET OF DRAWINGS.
- CONTRACTOR WILL FIELD REVIEW ALL DEMOLITION WORK PRIOR TO REMOVAL TO INSURE THE CONTRACTOR IS AWARE OF THE SITUATION. A SIGNIFICANT PORTION OF THE DEMOLITION WORK IS NOTED IMMEDIATELY.
- CONTRACTOR WILL PROVIDE AND MAINTAIN BARRIERS TO ALL AREAS CONTIGUOUS TO CONSTRUCTION/WORK AREA.
- ALL REMAINING CONSTRUCTION WILL BE PROTECTED FROM DEMOLITION/NEW CONSTRUCTION. ANY DAMAGED AREAS WILL BE REPLACED/REPAIRED.
- REFER TO ALL DRAWINGS FOR SCOPE OF NEW WORK. ALL NEW WORK WILL BE COORDINATED WITH NEW CONSTRUCTION.
- UNLESS NOTED OTHERWISE ALL DEMOLITION MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR AND IS TO BE REMOVED BY THE CONTRACTOR. THE OWNER WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION MATERIAL UNLESS OTHERWISE NOTED FOR REMOVAL.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING LANDSCAPING, PAVEMENT, CONCRETE WORK, AND FINISHES WHICH ARE SCHEDULED TO REMAIN THROUGHOUT THE LIFE OF THE DEMOLITION/ CONSTRUCTION.
- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CITY OF ALBUQUERQUE CODES AND ORDINANCES.
- SECURITY IN THE FACILITY IS TO BE MAINTAINED AT ALL TIMES.
- CONTRACTOR TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION WITH LOOKING SERVICE.

**KEYED NOTES**

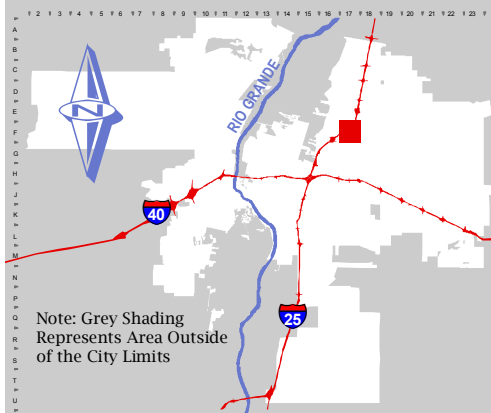
1. 30 FLAGPOLE, BRONZE FINISH
2. ELECTRICAL TRANSFORMER
3. REMOVE FIRE DEPARTMENT CONNECTION
4. POST INDICATOR VALVE (PIV) RE: C1/A002
5. 6" TALL 8" SPLIT FACE CMU PRIVACY WALL (SM D2/A002)
6. C.O.A. DUMPSTER ENCLOSURE AS/A002
7. C.O.A. DUMPSTER ENCLOSURE WITH STORAGE, RE: D1/A002
8. MONUMENT SIGN LOCATION
9. EXISTING SHARED ACCESS EASEMENT
10. EXISTING SAS EASEMENT
11. 20' WIDE PUBLIC WATERLINE EASEMENT
12. EXISTING ASPHALT AT PARKING AND ACCESS DRIVES
13. SCORED CONCRETE PATIO AT POOL, C.I. 3'-0" O.C.
14. LANDSCAPE EASEMENT
15. UPDRAINING AT EACH EXTERIOR PLASTER UNIT SET IN CONCRETE ON GRADE
16. ALL EXISTING WORK PREPARED WITH CONSTRUCTION MINIMUM 6" X 10" SIZE BACK PANEL II ROOF MUST BE TRANSLUCENT ACRYLIC BREAK RESISTANT PANELS
17. CURB, 6" HIGH CONCRETE AND GUTTER REFER C3/A002
18. CONCRETE SIDEWALK, WIDTH AS NOTED, RE: C5 (N/GUTTER) D4, D5/A002
19. THE ACCESSIBLE PARKING SPACE W/ LOADING ZONE, PAINT WITH 4" WIDE WHITE STRIPES @ 48" HATCH LINES @ 18" O.C. AND H.I.C. SYMBOL. PROVIDE SIGNAGE PER B4/A002 TO INDICATE EACH SPACE.
20. PRECAST CONCRETE WHEEL STOP AT THE STALLS, RE: B2/A002
21. 4" WIDE PAINTED PARKING STALL STRIPING, TYP. COLOR: WHITE
22. SPARK ARRESTOR OVER EXISTING GAS LINE
23. ASPHALTIC PAVING OVER PREPARED SUBGRADE PER GEOTECHNICAL REPORT.
24. 8" SIDEWALK TRENCH DRAIN, RE: A2/A002
25. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN
26. ACCESSIBLE CURB RAMP REFER A2/A002
27. CONC. WALK, MAX SLOPE 1:20, REFER D4, D5/A002
28. EXISTING CONC. WALK, CONNECT TO NEW WALK ON SITE
29. SCORED CONCRETE WALK, 6" 4000 PSI CONC. SLAB W/ #5 18" O.C. E.W. CONTROL JTS @ 3'-0" O.C. ROTATED 45°, VERIFY WITH GEOTECH ENG.
30. CONDENSER UNITS ON 4" CONC. SLAB, SLOPE TO DRAIN
31. PARKING LOT LIGHT FIXTURE, REFER TO ELECTRICAL AND D3/A002. MAX HT. 20'-0"
32. REPAIR AND MAINTAIN EXISTING CONCRETE SIDEWALK, RE: B4/A002
33. REPAIR AND MAINTAIN EXISTING ASPHALT DRIVEWAY, RE: B4/A002
34. 2" WIDE VALLEY GUTTER PER CIVIL
35. BUILDING ROOF LAYOUT, REFER TO SHEET A103
36. WATER METER/BOX REFER CIVIL
37. EXISTING FIRE HOBRANTS (3) REFER SITE UTILITY PLAN
38. 4'-0" TALL 6" CMU WALL PER D2/A002 W/ STUCCO FINISH AT CONDENSER UNIT ENCLOSURE W/ 48" WIDE PAINTED WD GATE W/ LATCH, WEEP HOLES 32" O.C.
39. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
40. THE NEW C&G TO EXISTING CONCRETE C&G TO REMAIN
41. REMOVE EXISTING C&G AND ASPHALT FOR EXTENT REQUIRED FOR NEW CONSTRUCTION, FIELD VERIFY
42. REMOVE EXISTING CMU STRUCTURE
43. 12'X18' MOTORCYCLE STALL SIGN RE: A1/A002
44. REFER B1/A002 FOR CONCRETE SIDEWALK AT ENTRY DOOR
45. 6' LONG 001 DOOR SENSING, 10'X16' MAXIMUM LENGTH REQUIRED 16'-0" ▽



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010

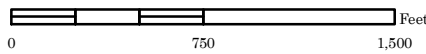


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-17-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



0 750 1,500 Feet