



PLAN SNAPSHOT REPORT MINOR_PLT-2025-00034 FOR CITY OF ALBUQUERQUE

Plan Type: Minor Plat **Project:** PR-2022-006877 (PR-2022-006877) **App Date:** 07/16/2025
Work Class: Minor Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: 2309 William Street - Minor plat to create two lots from one lot. **Expire Date:**

Parcel: 101405619603330147	Main	Address: 2309 William St Se Albuquerque, NM 87102	Main	Zone:
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Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Agent John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	Surveying Firm David Acosta Home: (505) 917-8921 Business: (505) 917-8921 Mobile: (505) 917-8921	Owner/Developer GREATER ALBUQUERQUE HABITAT FOR HUMANITY Business: (505) 265-0057
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots1
Number of Proposed Lots 2	Total Area of Site in Acres	0.2298	Site Address/Street 2309 William Street SE
Site Location Located Between Streets William Street Se and Clifton Avenue SE	Case History	N/A	Do you request an interpreter for the hearing? No
Lot and/or Tract Number 1A	Block Number	2	Subdivision Name and/or Unit Number ARMIJO--J F ADDN
Legal Description LOT 1A BLK 2 JF ARMIJO ADDN BEING A REPL OF LTS 1 & 2 CONT 9,945 SQ FT M/L	Existing Zone District	R-1B	Zone Atlas Page(s) L-14
Acreage 0.2283	Calculated Acreage	0.229441	Council District 2
Community Planning Area(s) Central ABQ	Development Area(s)	Consistency	Current Land Use(s) 15 Vacant
IDO Use Development Standards Name Railroad and Spur Small Area, Valley Drainage Area	IDO Use Development Standards Subsection	Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name South Broadway Small Area, South Broadway Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Dwelling Unit, Accessory (C) (4-3(F)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	Metropolitan Redevelopment Area(s)	South Broadway	IDO Administration & Enforcement Name Railroad and Spur Small Area
IDO Administration & Enforcement Subsection Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description MR
FEMA Flood Zone X	Total Number of Dwelling Units	0	Total Gross Square Footage 0
Total Gross Square Footage3 0	Total Gross Square Footage4	0	Total Gross Square Footage2 0

PLAN SNAPSHOT REPORT (MINOR_PLT-2025-00034)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_7/16/2025.jpg	07/16/2025 11:04	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	07/16/2025 16:46
2. Deferred to August 13, 2025	Yolanda Montoya	07/30/2025 12:02

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00034667	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$35.00	\$35.00
	Proposed Lot Fee - Minor	\$150.00	\$150.00
	Minor Plat Fee	\$300.00	\$300.00
	Total for Invoice INV-00034667	\$535.00	\$535.00
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$535.00	\$535.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	08/13/2025	Deferred	Minor Plat DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		07/16/2025 16:45	
Associate Project Number v.1	Generic Action		07/16/2025 16:46
Screen for Completeness v.1	Generic Action		07/16/2025 16:46
Verify Payment v.1	Generic Action		07/17/2025 7:42
Application Review v.1		07/17/2025 7:42	
DHO Hearing v.1	Hold Hearing	07/17/2025 7:42	07/17/2025 7:43
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: UPC: 101405619603330147 - Lot 1A BLK 2 JF Armijo Addn being a replat of lots 1 & 2 CONT 9,945 SQ FT M/L - 0.2283 Acres 2309 William SE

☐ **Hydrology:**

- | | | |
|-------------------------------------|------------------------|------------------|
| • Sensitive Lands Analysis (5-2(C)) | <u> </u> Approved | <u> X </u> NA |
| • Grading and Drainage Plan | <u> X </u> Approved | <u> </u> NA |
| • AMAFCA | <u> </u> Approved | <u> X </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> X </u> NA |
| • NMDOT | <u> </u> Approved | <u> X </u> NA |
| • MRGCD | <u> </u> Approved | <u> X </u> NA |


Hydrology Department

3/14/2025
Date

☐ **Transportation:**

- | | | |
|--------------------------------------|------------------------|-----------------|
| • Traffic Circulations Layout (TCL) | <u> </u> Approved | <u> X </u> NA |
| • Traffic Impact Study (TIS) | <u> </u> Approved | <u> X </u> NA |
| • Neighborhood Impact Analysis (NIA) | <u> </u> Approved | <u> X </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> X </u> NA |
| • NMDOT | <u> </u> Approved | <u> X </u> NA |


Transportation Department

3/14/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- | | | |
|--|------------------------|-----------------|
| • Availability Statement: | <u> </u> Approved | <u> x </u> NA |
| • Development Agreement: | <u> </u> Approved | <u> x </u> NA |
| • If None Explain: <u>No commitment necessary - separate services need to be confirmed prior to signature of plat.</u> | | |


ABCWUA

4/1/2025
Date

- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File**) Approved

☐ **Signatures on Plat:**

- | | | |
|-----------------|-------------------|------------------|
| • Owner(s) | <u> X </u> Yes | |
| • City Surveyor | <u> </u> Yes | |
| • AMAFCA*** | <u> </u> Yes | <u> </u> NA |
| • NM Gas*** | <u> X </u> Yes | |
| • PNM *** | <u> X </u> Yes | |
| • COMCAST*** | <u> X </u> Yes | |
| • MRGCD*** | <u> </u> Yes | <u> </u> NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Community Design Solutions

July 14, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

**RE: Project Description for Preliminary/Final Minor Plat Application for 2309 William Street NE,
Albuquerque, NM 87102**

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity submits this project description letter per the City's Minor Plat application requirements.

This request seeks to create two (2) residential lots from one (1) existing residential lot. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read 'John Stapleton', is written over the printed name.

John Stapleton P.E.
CDS | Project Manager
505-545-9607

Community Design Solutions

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Greater Albuquerque Habitat for Humanity
Attn: Rick Crouse
505-280-4401
rick@habitatbqrr.org

AGENT: Community Design Solutions, LLC | CDS
John Stapleton, PE
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114
John.Stapleton@cdsn.com

Property Description: 2309 William Street NE, Albuquerque, New Mexico, 87102
PLAT OF LOT 1-A-1 & 1-A-2, BLOCK 2, JF ARMIJO SUBDIVISION, TOWN OF ATRISCO GRANT
PROJECTED SECTION 29, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

Greater Albuquerque Habitat for Humanity, owner of the above-referenced land, hereby authorizes CDS as agent for all applications for the property.


Signature

7-16-25
Date


Printed Name

Renee Regal

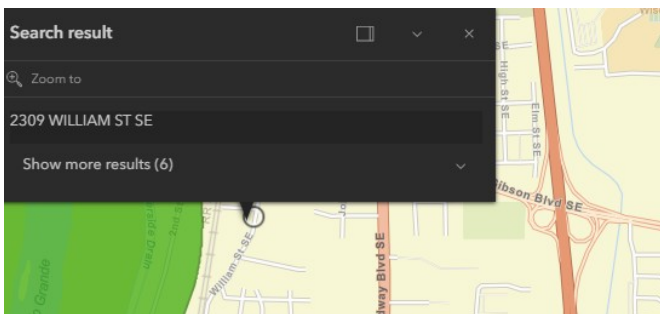
From: Zamora, Renee C. <rczamora@cabq.gov>
Sent: Friday, July 11, 2025 12:44 PM
To: Renee Regal
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Ortiz, Annette
Subject: RE: Tribal Representatives Contacts Request - 2309 William Street Project

Good afternoon Renee,
Thank you for your e-mail.

- We can confirm that a [Pre-submittal Tribal Meeting](#) is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf
(14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required.
When you are ready to submit, please upload this information in “other documents”.



Please reach out if you have additional questions.

Thank you



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: Renee Regal <renee.regal@cdsnm.com>
Sent: Friday, July 11, 2025 11:29 AM
To: Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Representatives Contacts Request - 2309 William Street Project

Good morning,

I am emailing to request the contact list for tribal representatives for this project zone area, if any.

The project is located at 2309 William Street NE, Albuquerque NM 87102 – UPC 101405619603330147.

Kind regards,

Renee Regal

Project Coordinator/ Senior Administrative

Community Design Solutions, LLC

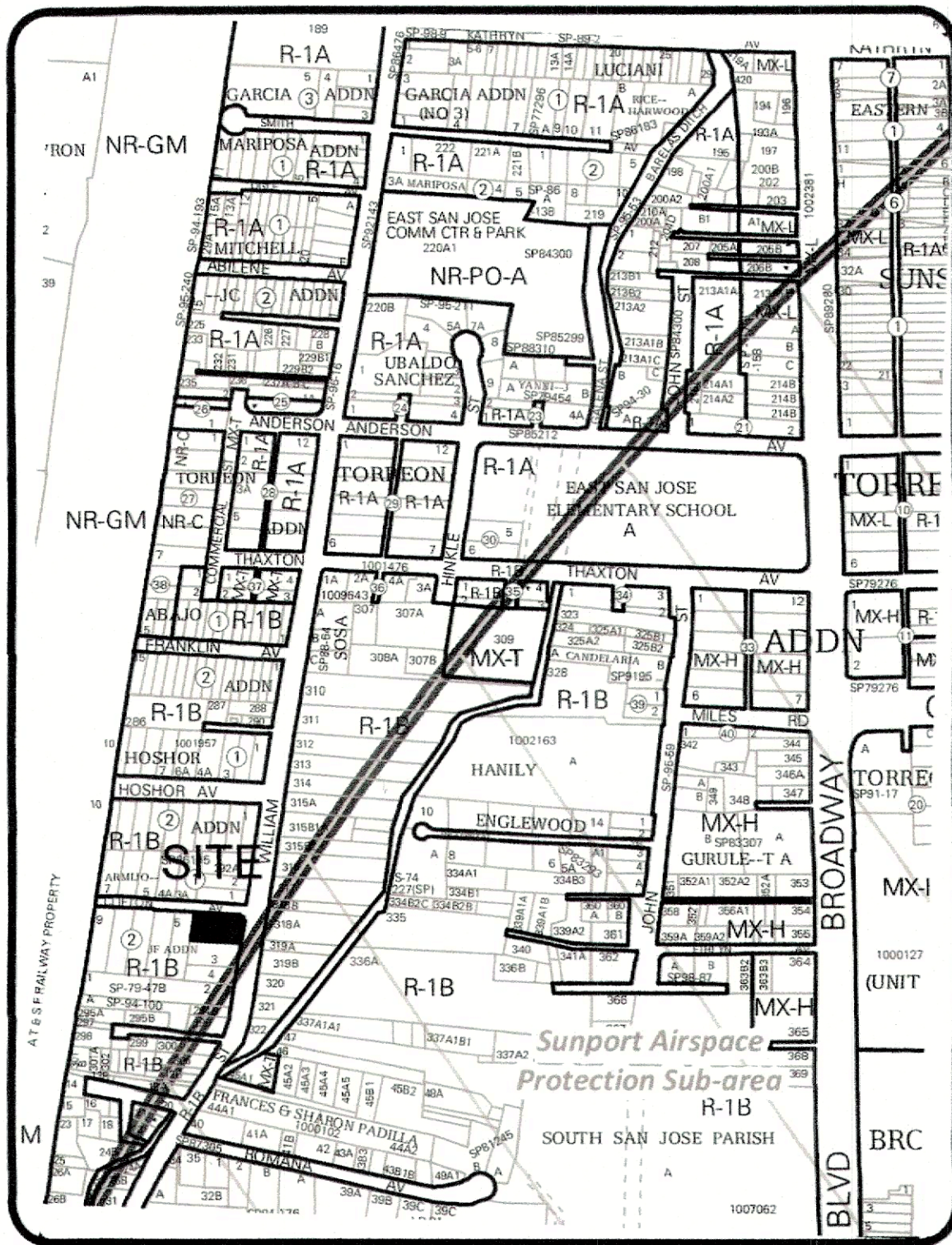
9384 Valley View Drive NW, Suite 100

Albuquerque, NM 87114

www.cdsnm.com

renee.regal@cdsnm.com

717.443.3717



ZONE ATLAS L-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. L-14-Z
DATE OF FIELD SURVEY: MARCH 2022
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2
GROSS ACREAGE = 0.2276 ACRES

DOCUMENTS USED:

PLAT OF LOT 1-A, BLOCK 2
JF ARMIJO ADDITION
(VOL C39 PAGE 07 04/18/1989)

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

LOT 1-A OF THE JF ARMIJO ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON APRIL 18, 1989 IN PLAT BOOK C39 PAGE 7.

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 RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY 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 PRIVILEGED 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 THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS 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.

BY: Richard M. Crouse 6-9-25
OWNER/DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO
) SS.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF JUNE, 2025, BY Richard M. Crouse

NOTARY PUBLIC: Hadley K. Wingate
MY COMMISSION EXPIRES: SEPT. 09, 2025

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

PLAT OF
LOT 1-A-1 & 1-A-2
BLOCK 2
JF ARMIJO SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 29, T 10 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2025

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover P.S. 6/4/2025
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

J.P.R. 6/10/2025
A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

R.M. 06/27/2025
PNM ELECTRIC SERVICES DATE

Off. E.H. 6/30/2025
NEW MEXICO GAS DATE

Thomas McClaffin 6/11/2025
DATE

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

Mike Mortua 06092025
COMCAST DATE

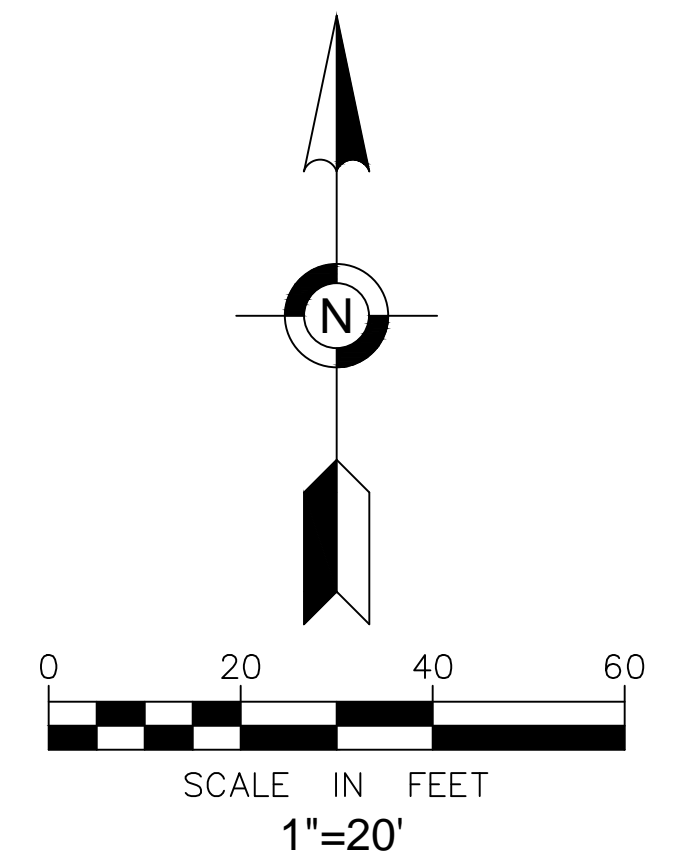
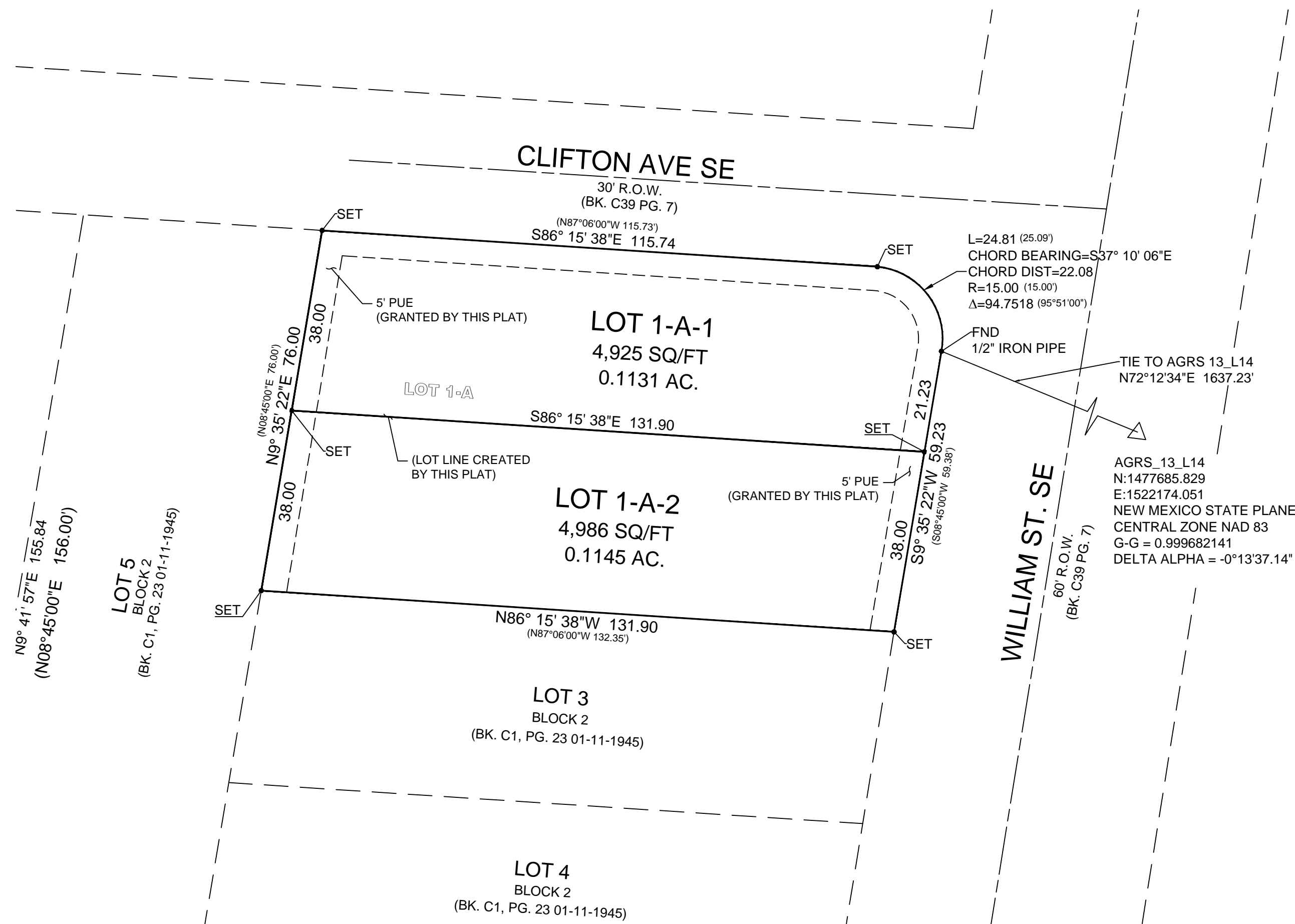
SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, 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 THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta 05-26-2025
DAVID P. ACOSTA, N.M.P.S. NO. 21082 DATE

PLAT OF
LOT 1-A-1 & 1-A-2
BLOCK 2
JF ARMIJO SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 29, T 10 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2025

FEMA FLOOD ZONE "X". MAP #35001C0342G. REVISED: 09/26/2008.



Renee Regal

From: Renee Regal
Sent: Monday, July 14, 2025 12:13 PM
To: 'jtgbna@gmail.com'; 'crystl0910@gmail.com'
Cc: John Stapleton; Rick Crouse
Subject: 2309 WILLIAM ST NE _ Public Notice of Minor Plat Submission
Attachments: William St Minor Plat Neighborhood Assoc Public Notification.pdf

To Whom it May concern:

This is to notify you of a Minor Plat being submitted to the City of Albuquerque Development Hearing Officer. We are requesting for the review and approval of our proposed Minor Plat application for the creation of two residential lots from one existing residential lot located at 2309 William Street NE, Albuquerque, NM 87102.

The attached information is for your records and to adhere to the notification requirements set by the City of Albuquerque in IDO Section 6-4(J)(2) and as stated in IDO Table 6-1-1.

Kind regards,

Renee Regal

Project Coordinator/ Senior Administrative

Community Design Solutions, LLC

9384 Valley View Drive NW, Suite 100

Albuquerque, NM 87114

www.cdsnm.com

renee.regal@cdsnm.com

717.443.3717

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Minor Preliminary/Final Plat

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 2309 William Street NE, Albuquerque, NM 87102

Name of property owner: Greater Albuquerque Habitat for Humanity

Name of applicant: John Stapleton / Community Design Solutions

Date, time, and place of public meeting or hearing, if applicable:

Wednesday, July 30, 2025 at 9:00am / Teams Meeting

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

7/14/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/14/20

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2309 William Street NE, Albuquerque NM 87102
Location Description LOT 1A BLK 2 JF ARMIJO ADDN BEING A REPL OF LTS 1 & 2 CONT
2. Property Owner* Greater Albuquerque Habitat for Humanity
3. Agent/Applicant* [if applicable] Community Design Solutions / John Stapleton
4. Application Type(s)²* per IDO Table 6-1-1
☐ Site Plan – EPC
☒ Subdivision Minor Plat (Minor or Major or Bulk Land)
☐ Vacation (Easement/Private Way or Public Right-of-way)
☐ Variance – EPC
☐ Waiver (DHO or Wireless Telecommunication Facility)
☐ Other: _____

Summary of project/request³*:

To create two (2) lots from one (1) existing lot and grant appropriate easements.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC)
☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: July 30, 2025

Location*⁴: Via Public Zoom Video Conference

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsn.com

Phone: 505.545.9607



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-14-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 0.2283
- 2. IDO Zone District R-1B
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] within 1320 ft of Main Street
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Community Design Solutions

July 14, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

**RE: Project Description for Preliminary/Final Minor Plat Application for 2309 William Street NE,
Albuquerque, NM 87102**


Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity submits this project description letter per the City's Minor Plat application requirements.

This request seeks to create two (2) residential lots from one (1) existing residential lot. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E.
CDS | Project Manager
505-545-9607

July 14, 2025

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Hearing Officer (DHO) will hold a Public Hearing on **Wednesday, July 30, 2025**, at **9:00 AM** for the request below. The DHO hearing will be held via Zoom. To access the hearing online use the following link and select the July 30th hearing date as it has not been posted at the time of this notice:

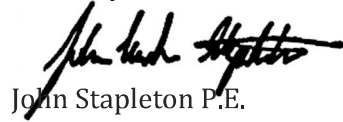
[Development Hearing Officer Agendas & Actions – City of Albuquerque](#)

REQUEST

Community Design Solutions, LLC (CDS), Agents for Greater Albuquerque Habitat for Humanity, is submitting an application for a Preliminary/Final Minor Subdivision Plat for residential development. The property is known as LOT 1A BLK 2 JF ARMIJO ADDN BEING A REPL OF LTS 1 & 2 CONT and is located at the southwest corner of Clifton Avenue SE and William Street SE, Albuquerque, NM 87102 (see enclosed Zone Atlas page L-14-Z). Included in this mailing is an exhibit showing the Final Minor Plat.

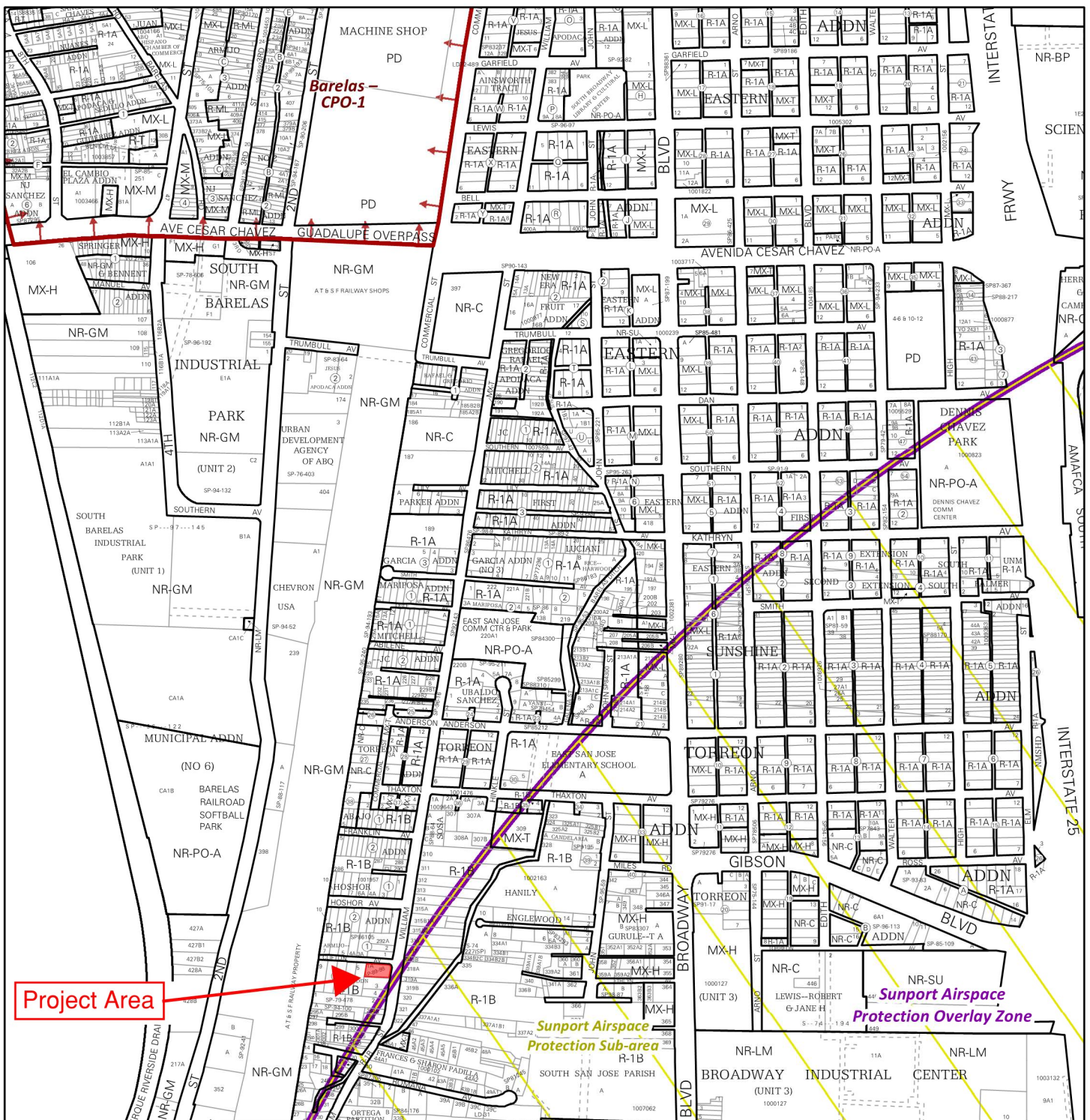
If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at john.stapleton@cdsnm.com. You can also check the Development Hearing Officer website for information <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>.

Sincerely,



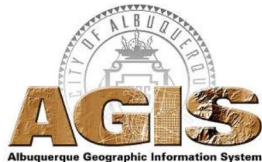
John Stapleton P.E.

CDS | Project Manager

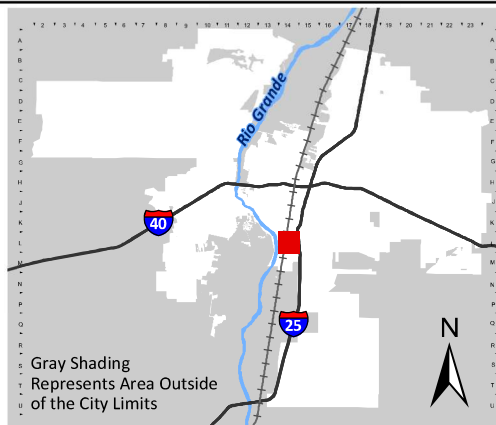


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
L-14-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

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, June 26, 2025 11:36 AM
To: Renee Regal
Subject: 2309 WILLIAM ST NE _ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_L-14-Z.pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Pho
Barelas NA	JoAnn	Garcia	jtgbna@gmail.com	305 Santa Fe Ave SW	Albuquerque	NM	87102	505
Barelas NA	Crystal	Garcia	crystl0910@gmail.com	305 Santa Fe Ave SW	Albuquerque	NM	87102	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, June 26, 2025 8:33 AM

To: Office of Neighborhood Coordination <renee.regal@cdsnm.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

renee.regal@cdsnm.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

LOT 1A BLK 2 JF ARMIJO ADDN BEING A REPL OF LTS 1 & 2 CONT 9,945 SQ FT M/L - UPC: 101405619603330147

Physical address of subject site:

2309 WILLIAM ST NE ALBUQUERQUE NM 87102

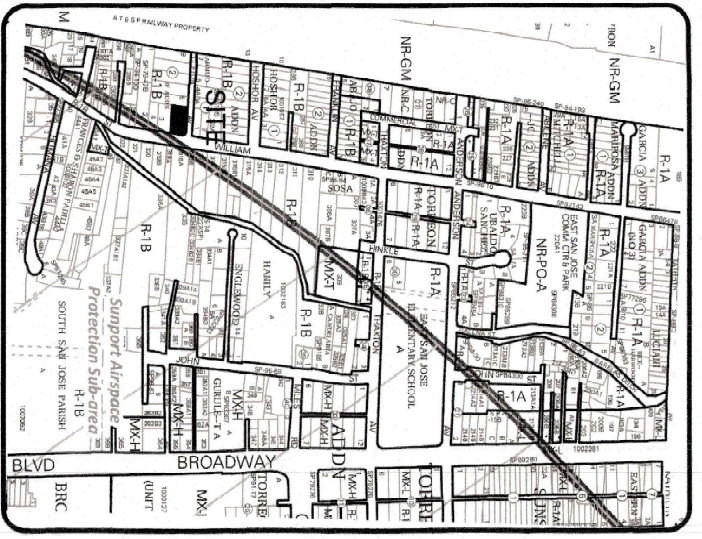
Subject site cross streets:

Clifton Avenue SE and William Street SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-14-Z



ZONE ATLAS L-14-Z NO SCALE

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DR#:
ZONE ATLAS INDEX NO. L-14-Z
DATE OF FIELD SURVEY: MARCH 2022
TOTAL NO. OF TRACTS EXISTING: 1
TOTAL NO. OF LOTS CREATED: 2
GROSS ACREAGE = 0.2218 ACRES

DOCUMENTS USED:

PLAT OF LOT 1-A, BLOCK 2
AT ARMILLO ADDITION
(VOL. C39 PAGE 04/18/1989)

SOLAR COLLECTION NOTE:

PER SECTION 14-4-4.7 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.

LEGAL DESCRIPTION:

LOT 1-A OF THE "IF ARMILLO ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON APRIL 18, 1989 IN PLAT BOOK C39 PAGE 7.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNU), A NEW MEXICO CORPORATION, (PNU) ELECTRIC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TUBES, 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.

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

CONCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO REBUILD, RECONSTRUCT, RELOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE, MAINTAIN, AND USE THE EASEMENTS 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 "GRANTOR", 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, (ADJACENT OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 NATURAL 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 (PNU), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND CONCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PUBLIC SERVICE COMPANY (PNU), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND CONCAST 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 OWNERS AND PROPRIETORS OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS (AND/OR PROPRIETORS) AND SAID OWNERS (AND/OR PROPRIETORS) HEREBY CONSENT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE PARCELS HEREIN DESCRIBED, SAID OWNERS (AND/OR PROPRIETORS) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *[Signature]*
OWNER/DATE: 6-9-25

ACKNOWLEDGMENT
STATE OF NEW MEXICO
NOTARY PUBLIC
HOLLY A. WINCATE
Commission Expires Sept. 09, 2025
My Commission Expires Sept. 09, 2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF
JUNE, 2025, BY *[Signature]*

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 09.09.2025

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #

BERNALILLO COUNTY TREASURERS OFFICE:

SHEET INDEX
PAGE 1: COVER
PAGE 2: SUBDIVISION PLAT

PLAT OF
LOT 1-A-1 & 1-A-2
BLOCK 2

JF ARMILLO SUBDIVISION

TOWN OF ATRISCO GRANT

PROJECTED SECTION 29, T 10 N, R 3 E, N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MAY 2025

PROJECT NUMBER:

CITY APPROVALS:

CITY SURVEYOR: *[Signature]* 6/4/2025

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

A.M.F.C.A. 6/10/2025

ABQUMA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

REAL PROPERTY DIVISION

UTILITY APPROVALS:

PNU ELECTRIC SERVICES 06/27/2025

NEW MEXICO GAS 6/30/2025

QUEST CORPORATION D.B.A. CENTURY LINK QC 6/11/2025

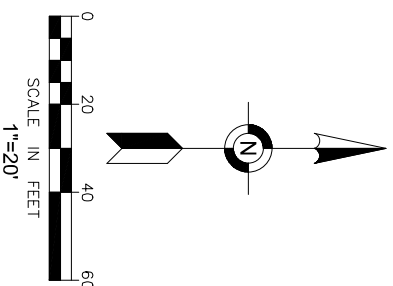
CONCAST 06/02/2025

SURVEYORS CERTIFICATE:

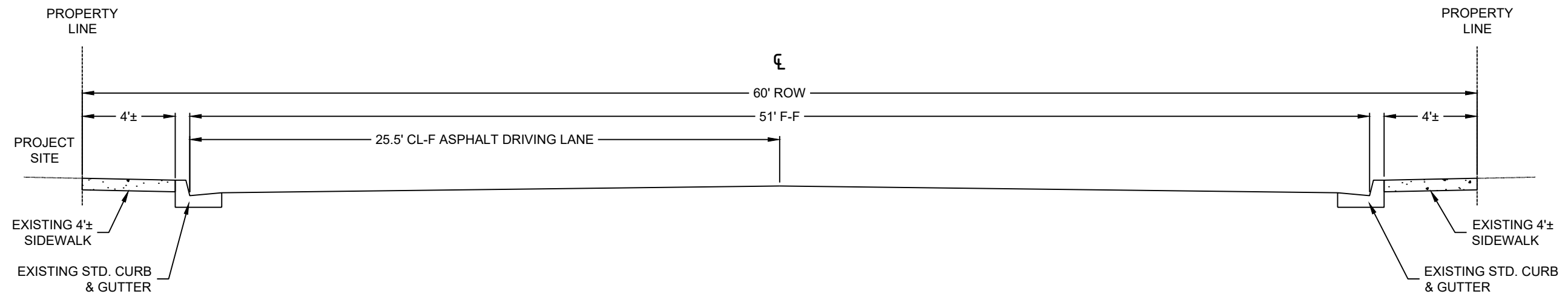
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS, 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 THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NEW MEXICO 21082 DATE: 06-26-2025

FEMA FLOOD ZONE "X". MAP #35001C0342G. REVISED: 09/26/2008.

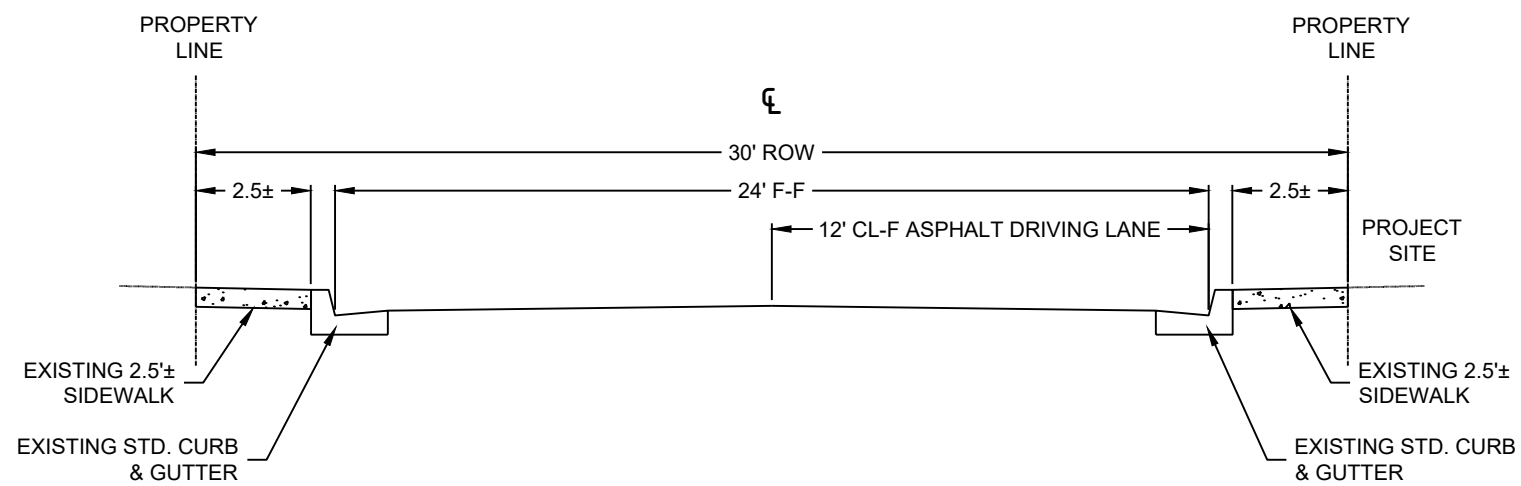


NAME: P:\Habitat for Humanity\256703 William Street\3. DWG\5. Exhibits\256703 Sidewalk Exhibit.dwg PLOT DATE: Jul 10, 2025 3:07pm



WILLIAM ST SE EXISTING SIDEWALK EXHIBIT

NTS



CLIFTON AVE SE EXISTING SIDEWALK EXHIBIT

NTS

JF ARMIJO SUBDIVISION SIDEWALK & ROW EXHIBIT

July 10, 2025

CDS

COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

Community Design Solutions

July 16, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Sensitive Lands Analysis for 2309 William Street NE (0.23 Acres)

Dear Development Hearing Officer,

This letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 for the subject property location. We have analyzed the project site for the presence of sensitive lands and constraints related to such lands, if any. We have determined that there are no restraints for this subject area.

FEATURE	NOTED ON MAP	EXHIBIT ATTACHED	NOTES / COMMENTS
1. Flood Hazard Area			N/A
2. Steep Slopes			N/A
3. Unstable Soils			N/A
4. Wetlands/Riparian Areas			N/A
5. Arroyos			N/A
6. Acequias/Ditches			N/A
7. Escarpment			N/A
8. Rock Outcroppings			N/A
9. Large Stands of Mature Trees			N/A
10. Individual Mature Trees			N/A
11. Archaeological Site			N/A

1. Floodplains and Flood Hazard Areas

The property surveyed has a FEMA Flood Zone X designation which is further described as “an area determined to be outside the 0.2% annual chance Floodplain” based upon review of the national flood insurance program, flood insurance rate maps, Map No. 35001C0342G. Revised: 09/26/2008.

2. Steep Slope and Escarpment

As per the property surveyed, there are currently no steep slope and escarpment areas contained within the subject site.

3. Unstable Soils

As indicated by the geotechnical report prepared by NV5. (Project no. 4430425-1611000.00, dated April 17, 2025) there are no unstable soils detected on this site.

4. Wetlands (constant supply of water)

There is currently no wetland areas contained within the subject site.

5. Arroyos

There are currently no Arroyos traversing or adjacent to the subject site.

6. Irrigation Facilities (acequias)

There are currently no MRGCD identified irrigation facilities on site.

7. Large Standing of Mature Trees

There are no existing areas on site that contain 5 or more mature trees clustered on the site.

8. Rock Outcroppings

There are no rock outcroppings on the subject site.

9. Archeological Site

This site is under the 5-acre requirement for an Archeological Certificate.

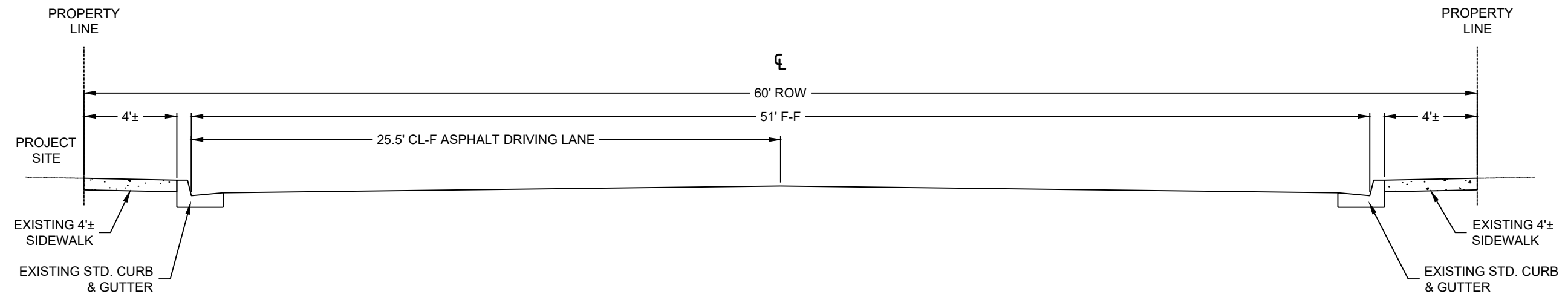
If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

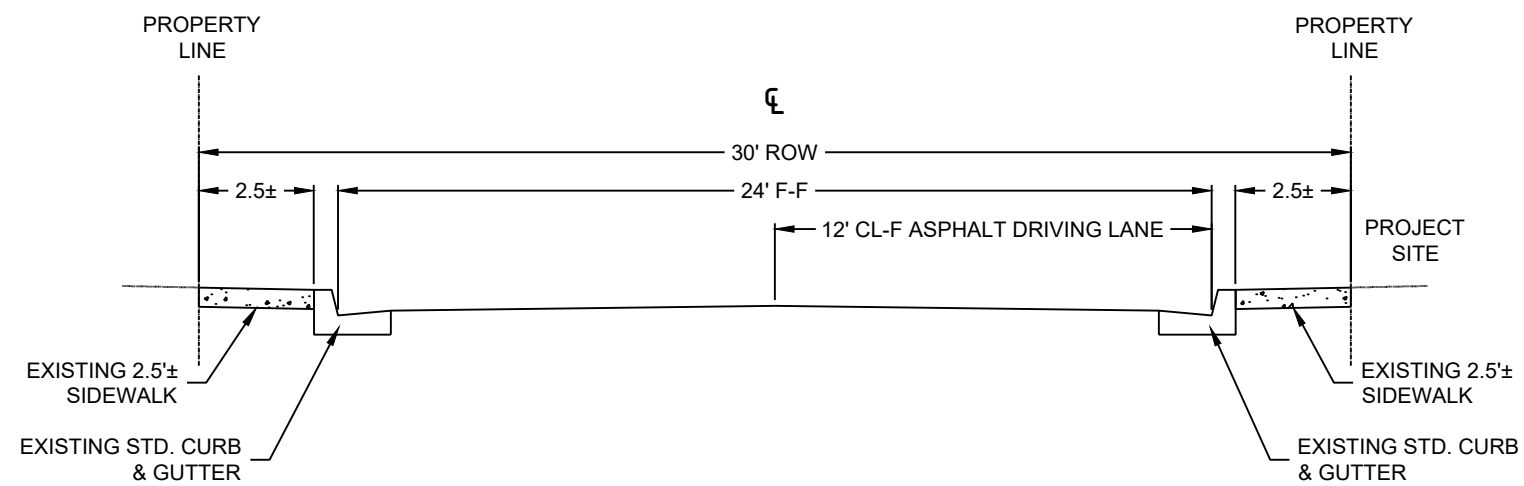
John Stapleton P.E.
CDS | Project Manager
505-545-9607

NAME: P:\Habitat for Humanity\256703 William Street\3. DWG\5. Exhibits\256703 Sidewalk Exhibit.dwg PLOT DATE: Jul 10, 2025 3:07pm



WILLIAM ST SE EXISTING SIDEWALK EXHIBIT

NTS



CLIFTON AVE SE EXISTING SIDEWALK EXHIBIT

NTS

JF ARMIJO SUBDIVISION SIDEWALK & ROW EXHIBIT

July 10, 2025

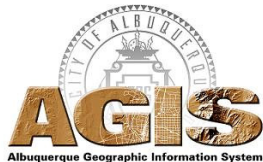
CDS

COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187











IDO Zone Atlas

May 2018



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-14-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