



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

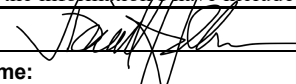
APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

September 5, 2024

DFT Chair
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Application for Preliminary Plat for
the subdivision of
3017 11th Street NW

Dear DFT Chairs and Staff,

We are requesting a Sketch Plat review for the subdivision of the single half acre lot located at 3017 11th Street NW into two lots. We anticipate that both lots will meet the area requirements provided in the IDO for residential lots in the R1-D zoning district. We do not anticipate any requests for variances. The lot does not appear to be located adjacent to sensitive lands as described by IDO Section 5-2(C).

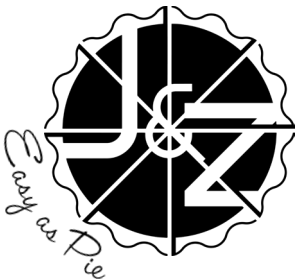
Since our Sketch Plat meeting with the DRB, we have made several changes to the configuration and design of the two lots. These changes include the creation of a shared access driveway which meets the 2018 IFC requirements for a Fire Apparatus Access Turnaround. This reconfiguration moves the shared access drive away from the existing storm water inlet which will now be avoided. We believe that the lot configurations and areas continue to meet the requirements of the area of consistency as described in the IDO.

One of the comments provided during the DRB review was the need for a Grading and Drainage plan showing how the properties would meet the IDO requirements given in the IDO for the north valley. A grading and drainage plan has been prepared and is also attached.

We have received an approved and updated water availability statement from ABCWUA. We have also made application to the Office of Neighborhood Coordination and have emailed notice to the neighborhood representatives listed in the provided Neighborhood Contact Information list.

Included in this application are the following: The DFT application for a Minor Plat; Form S3, the proposed Preliminary Plat survey, the proposed grading and drainage plan, and proof of notification to the neighborhood associations

We appreciate the opportunity to work with the DFT and look forward to your comments,



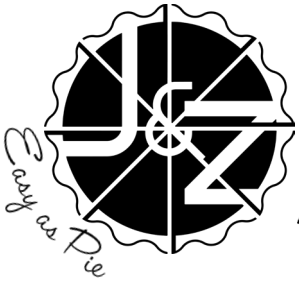
jeebs & zuzu, llc

concerns, and directions.

Sincerely,



J. David Hickman,
Architect



5924 Anaheim Ave., NE Suite A Albuquerque, NM 87113 505-797-1318

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

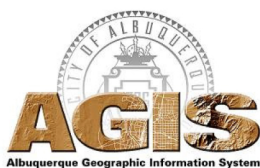
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

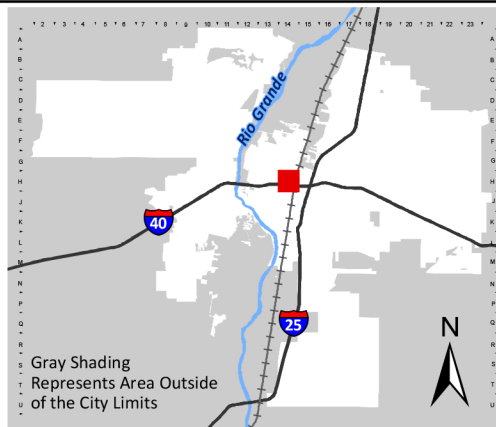


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

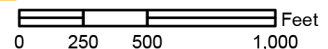


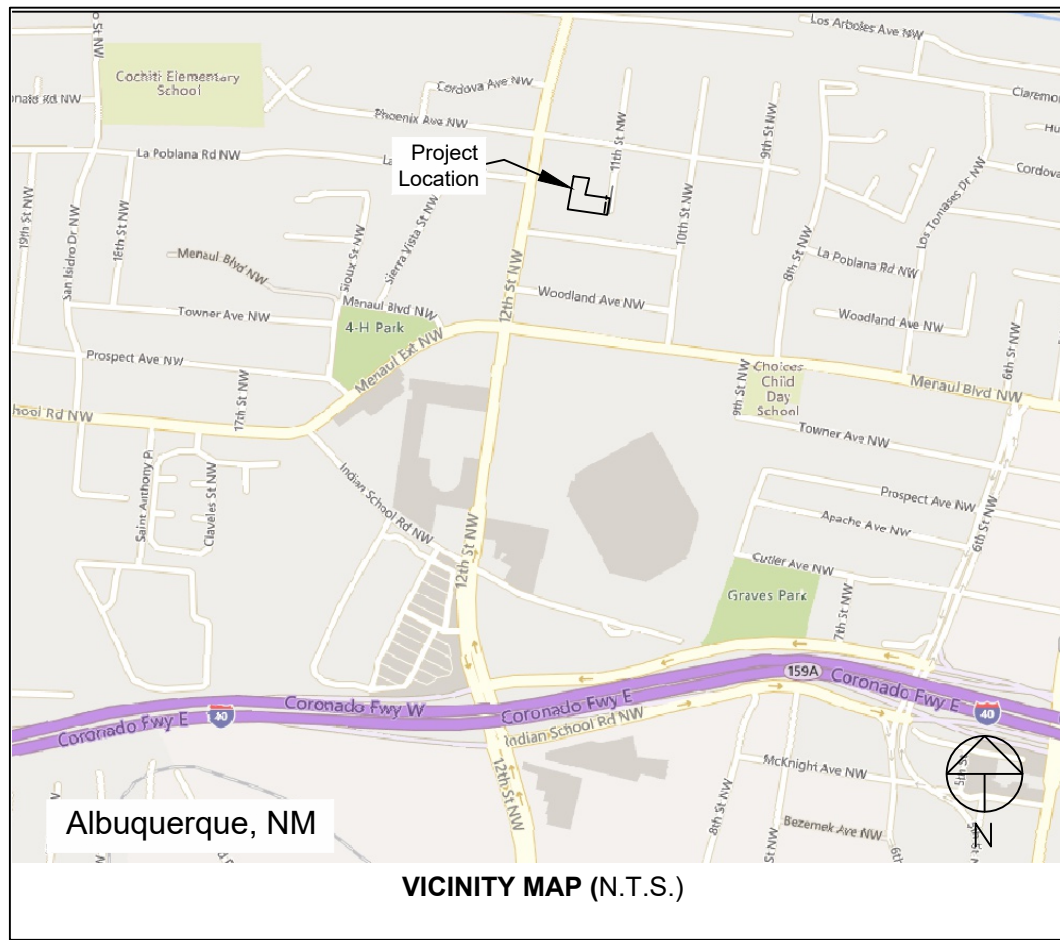
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-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





LANDS OF JEEBS & ZUZU LLC

PLAT OF LOTS 8-A1 AND 8-A2, MCDONALD ACRES SUBDIVISION

PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.,

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

MAY 2024

**City of Albuquerque
Bernalillo County, New Mexico
May 2024**



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SUBDIVISION

OF

PROJECT NAME:

**LOT 8-A
11TH STREET**

FOR

CLIENT:

Jeebs & Zuzu

PROJECT NUMBER:

24028

PROJECT SURVEYOR:

Jeremy Baker, PS

DRAWN BY:

V. Munoz

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:

Jeebs & Zuzu

LOCATION:

Projected Section 8,
Township 10 North, Range 3 East,
N.M.P.M., Bernalillo County, New Mexico

State of New Mexico, County of Bernalillo, I here
by certify that this instrument was filed for record
on:

PURPOSE OF PLAT

THE PURPOSED OF THIS PLAT IS TO :

1. CREATE 2 NEW LOTS FROM 1 EXISTING LOT AS SHOWN HEREON.

SUBDIVISION DATA

1. TOTAL NUMBER OF EXISTING LOTS: 1
2. TOTAL NUMBER OF LOTS CREATED: 2
3. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
4. GROSS SUBDIVISION ACREAGE: 0.5759 ACRES

GENERAL NOTES

1. SET CORNERS ARE 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BAKER NM PS25773" UNLESS OTHERWISE NOTED.
2. BERNALILLO COUNTY ZONE ATLAS INDEX PAGE H-14-Z
3. DISTANCES ARE U.S. SURVEY FEET.

LEGAL DESCRIPTION

Parcel 1: Lot 8-A1
Beginning at a found rebar being the northeast corner of said tract from whence AGRS monument "SMW-8 2005" bears N47°05'51"E 1958.36 feet, thence S07°37'38"W 84.06 feet along the west right-of-way of 11th Street to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence N80°32'07"W 136.00 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence N09°27'53"E 76.80 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S83°38'01"E 7.18 feet to a found rebar with yellow cap stamped "LS 3221"; thence S83°38'01"E 126.32 feet to the point of beginning. Said tract containing 0.249 acres, more or less.

Parcel 2: Lot 8-A2
Commencing at a found rebar from whence AGRS monument "SMW-8 2005" bears N47°05'51"E 1958.36 feet, thence S07°37'38"W 84.06 feet along the west right-of-way of 11th Street to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773" for the point of beginning; thence N07°37'38"E 11.51 feet to a found rebar; thence N80°32'29"W 201.76 feet to a found rebar with yellow cap stamped "LS3221"; thence N08°26'27"E 175.97 feet to a found rebar with yellow cap stamped "LS 3221"; thence S81°59'07"E 80.29 feet to a found rebar with yellow cap stamped "LS 3221"; thence S12°23'07"W 89.38 feet to a found rebar with yellow cap stamped "LS 3221"; thence N83°38'01"W 7.18 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S09°27'53"W 76.80 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S80°32'07"E 136.00 feet to the point of beginning. Said Parcel containing 0.327 acres, more or less.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and reasonably necessary to provide natural gas services.
- C. QWEST D/B/A CenturyLink for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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 build, 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 easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the 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 area space for electric transformers, with 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 pool 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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 TURNOUT.

OWNERS STATEMENT AND AFFIDAVIT

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted. Said owners/proprietors does hereby grant any and all easements as may be created by this plat. Those signing as owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. The property described on this plat lies within the platting jurisdiction of the City of Albuquerque.

By _____
Jeebs & Zuzu, LLC

ACKNOWLEDGMENT

State of New Mexico:
County of _____:

On this ____ day of _____, 2024, before me, _____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My Commission Expires: _____.

Notary Public

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineering

NOTE:

THIS PLAT SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES, OR OTHER INTERESTED PARTIES.

I, Jeremy Baker, New Mexico Professional Surveyor No. 25773, do hereby certify that this Replat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Replat of an existing tract or tracts.

Jeremy Baker, N.M. P.S. 25773

Date



SHEET:
1 of 2

SU - 101

This is to certify that taxes are current and paid on

UPC# _____

Property Owner of Record: _____

Bernalillo Co. Treasurers Office: _____

LANDS OF JEEBS & ZUZU LLC

PLAT OF LOTS 8-A1 AND 8-A2, MCDONALD ACRES SUBDIVISION

PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

MAY 2024



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SUBDIVISION

OF

PROJECT NAME:

**LOT 8-A
11TH STREET**

FOR

CLIENT:
Jeebs & Zuzu

PROJECT NUMBER:

24028

PROJECT SURVEYOR:

Jeremy Baker, PS

DRAWN BY:

V. Munoz

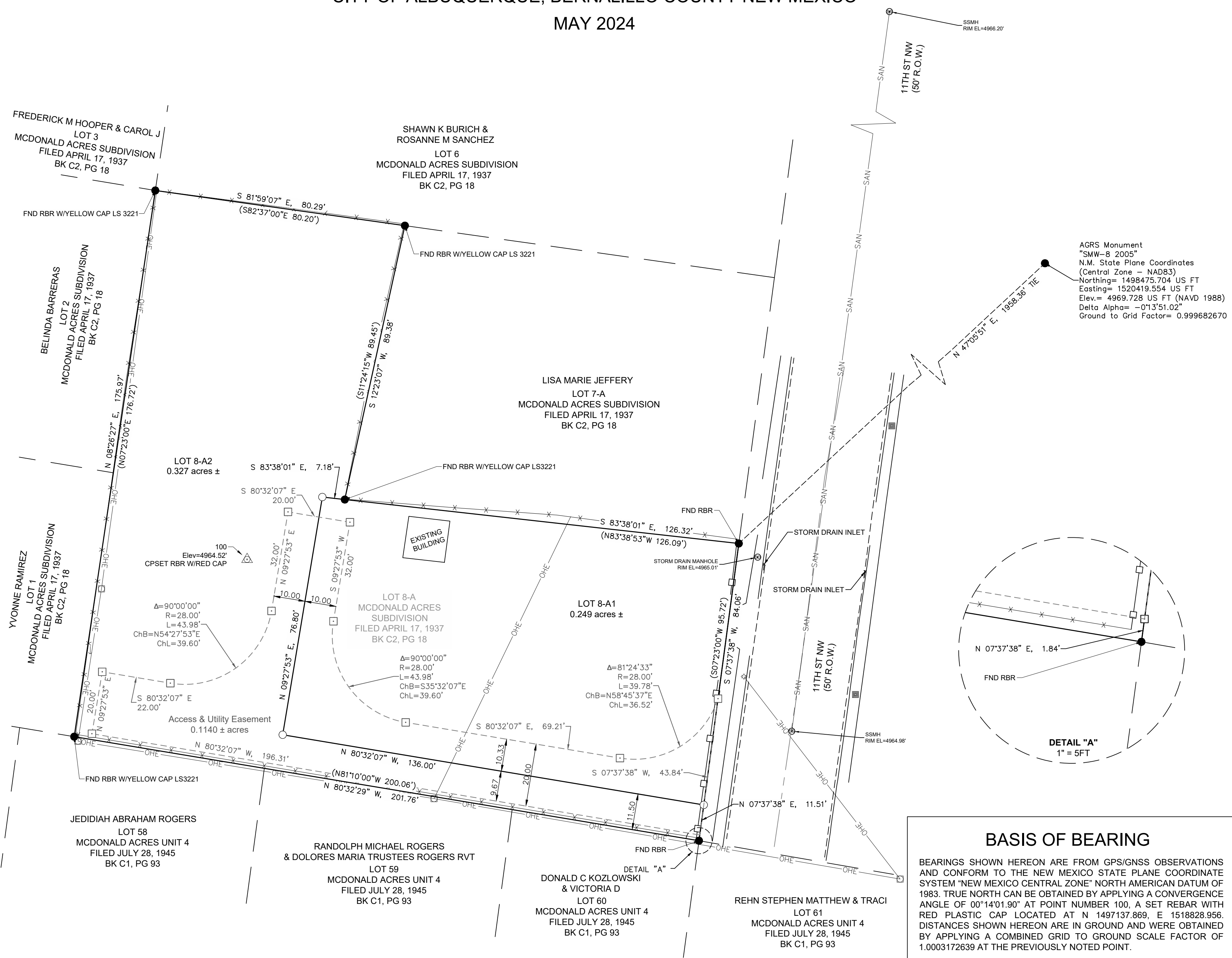
INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Jeebs & Zuzu

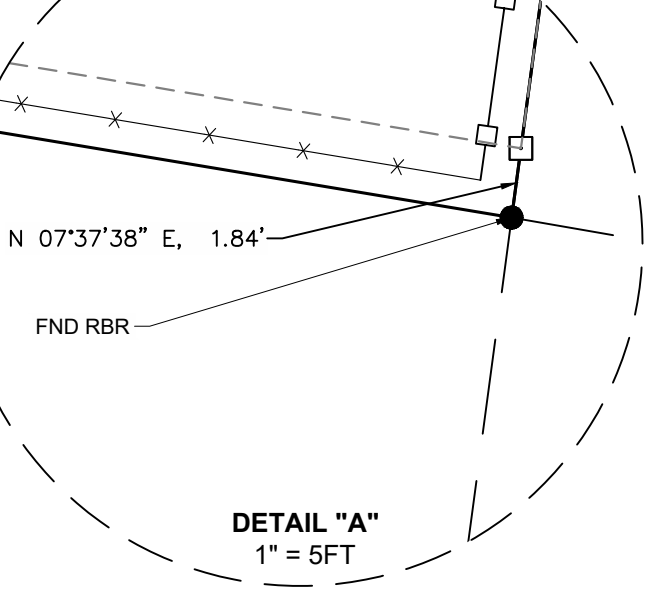
LOCATION:

Projected Section 8,
Township 10 North, Range 3 East,
N.M.P.M., Bernalillo County, New Mexico

State of New Mexico, County of Bernalillo, I here
certify that this instrument was filed for record
on:



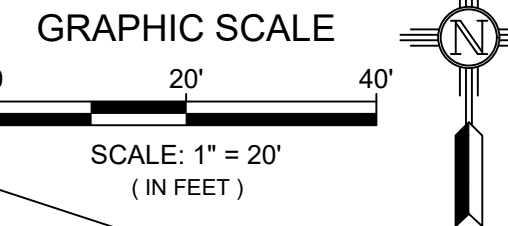
AGRS Monument
"SMW-8 2005"
N.M. State Plane Coordinates
(Central Zone - NAD83)
Northing= 1498475.704 US FT
Easting= 1520419.554 US FT
Elev.= 4969.728 US FT (NAVD 1988)
Delta Alpha= -0'13"51.02"
Ground to Grid Factor= 0.999682670



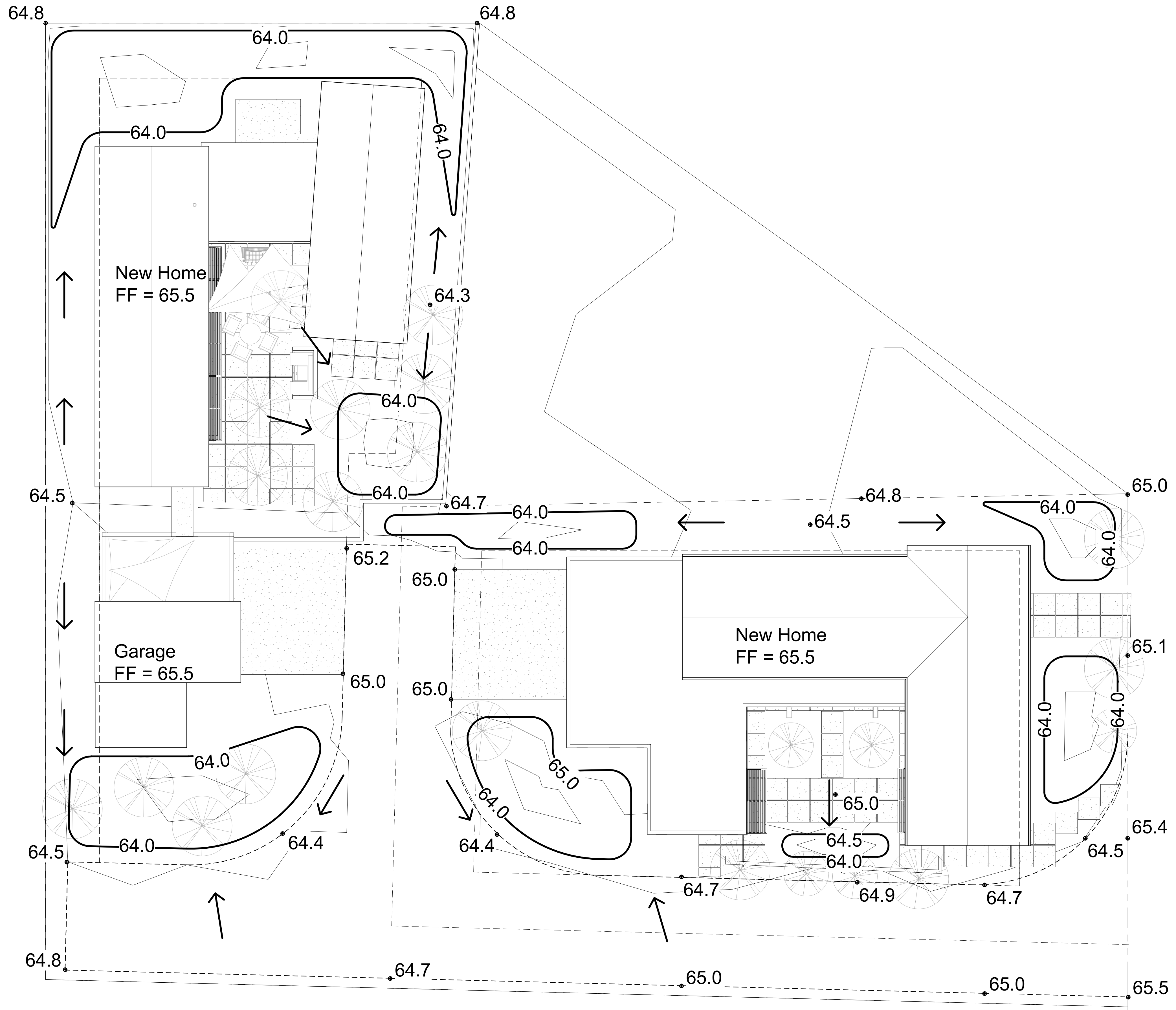
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO CENTRAL ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°14'01.90" AT POINT NUMBER 100, A SET REBAR WITH RED PLASTIC CAP LOCATED AT N 1497137.869, E 1518828.956. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003172639 AT THE PREVIOUSLY NOTED POINT.

- #### LEGEND
- FOUND MONUMENT AS NOTED
 - SET MONUMENT
 - CALCULATED POINT
 - ⊠ WATER METER
 - POWER POLE
 - ↓ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ SEWER MANHOLE
 - OHE — OVERHEAD ELECTRIC
 - X — FENCE LINE
 - WALL
 - — — PROPERTY LINE
 - — — TOP BACK OF CURB
 - — — FLOW LINE
 - XX°XX'XX" XX.XX" MEASURED BEARING AND DISTANCE
 - (XX°XX'XX" XX.XX") RECORD BEARING AND DISTANCE

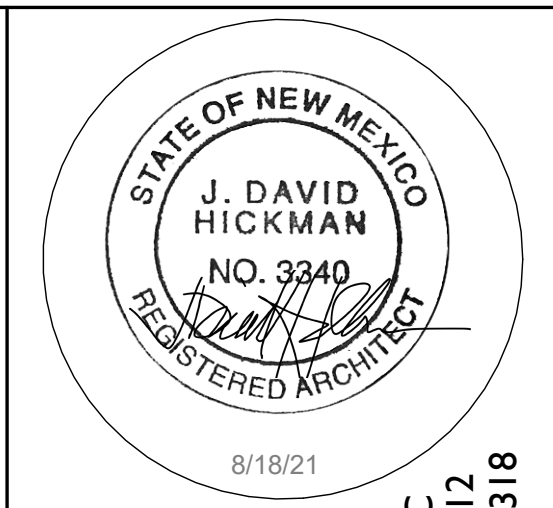


SHEET:
2 of 2
SU-102

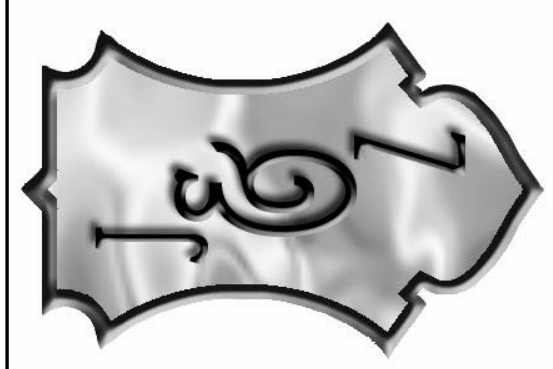


① Drainage Plan
1" = 10'-0"

"EASY AS PIE"



JEEBS & ZUZU, LLC.
 ARCHITECTS & CONTRACTORS
 MAKING HOUSE CALLS
 SUITE C
 11030 MENAUL NE
 ALBUQUERQUE, NM 87112
 P: 505-797-1318



job no:
drawn: Author
checked: Checker
date: Aug. 18, 2021

WWW.JEEBSANDZUZU.COM

DRAINAGE PLAN
CH RESIDENCE
 sheet no:
AIJ5

Notice of application for Minor Subdivision - 3017 11th Street NW

J. David Hickman <dave@jeebsandzuzu.com>

Fri 3/29/2024 11:33 AM

To:nearnorthvalleyyna@gmail.com <nearnorthvalleyyna@gmail.com>;jsabatini423@gmail.com <jsabatini423@gmail.com>;
jasalazarm@gmail.com <jasalazarm@gmail.com>;peggynorton@yahoo.com <peggynorton@yahoo.com>

📎 1 attachments (5 MB)

Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO-11th.pdf;

Please find the required Public Notice for our anticipated application to the City of Albuquerque DHO for a minor subdivision.

We plan to subdivide the noted half acre site into two lots.

Thank You,

J. David Hickman
Architect
Jeebs & Zuzu, LLC
505-797-1318



jeebs & zuzu, llc

**Architecture
Construction
Design-Build**

www.jeebsandzuzu.com
505-797-1318