



## PLAN SNAPSHOT REPORT DHOWVR-2025-00018 FOR CITY OF ALBUQUERQUE

**Plan Type:** DHO Waiver **Project:** PR-2022-007397 (PR-2022-007397) **App Date:** 05/23/2025  
**Work Class:** DHO Waiver **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:** We are looking to subdivide 1 existing R1D zoned lot into 2 lots. **Expire Date:**

|                                   |      |  |              |
|-----------------------------------|------|--|--------------|
| <b>Parcel:</b> 101405901844821123 | Main | <b>Address:</b> 3021 11Th St Nw<br>Albuquerque, NM | <b>Zone:</b> |
|                                   |      | 3021 11Th St Nw<br>Albuquerque, NM 87107           | Main         |

**Applicant**  
Edgar Mata  
11030 Menaul Blvd  
Albuquerque, NM 87112  
Business: (505) 797-1318

**Owner**  
J. D Hickman  
11030 Menaul NE Suite C  
Albuquerque, NM 87113  
Business: (505) 797-1318  
Mobile: (505) 239-4264

### Plan Custom Fields

|  |                                 |                                       |   |   |   |
|--|---------------------------------|---------------------------------------|---|---|---|
| Existing Project Number<br>(If none, type "N/A")     | PR-2022-007397                  | IDO/DPM Requirement<br>Waiver Request | IDO 5-4: Subdivision of<br>Land                                   | Detailed Feature<br>Waiver Request          | We are looking to<br>subdivide the existing lot<br>into two different lots. |
| Do you request an<br>interpreter for the<br>hearing? | No                              | Lot and/or Tract<br>Number            | 8A  | Block Number                                | 0000  |
| Subdivision Name<br>and/or Unit Number               | MCDONALD ACRES                  | Legal Description                     | LT 8-A MCDONALD<br>ACRES SUBD (REPL OF<br>LTS 7 & 8)CONT .5740 AC | Existing Zone District                      | R-1D  |
| Zone Atlas Page(s)                                   | H-14                            | Acreage                               | 0.574   | Calculated Acreage                          | 0.644333  |
| Council District                                     | 2                               | Community Planning<br>Area(s)         | Near North Valley   | Development Area(s)                         | Consistency   |
| Current Land Use(s)                                  | 01   Low-density<br>Residential | IDO Use Development<br>Standards Name | Valley Drainage Area  | IDO Use Development<br>Standards Subsection | Site Design and Sensitive<br>Lands (5-2)                                    |
| Pre-IDO Zoning District                              | R-1                             | Pre-IDO Zoning<br>Description         |   | FEMA Flood Zone                             | X   |

| Attachment File Name               | Added On         | Added By    | Attachment Group | Notes            |
|------------------------------------|------------------|-------------|------------------|------------------|
| Signature_Edgar_Mata_5/23/2025.jpg | 05/23/2025 11:31 | Mata, Edgar |                  | Uploaded via CSS |

| Invoice No.                    | Fee   | Fee Amount | Amount Paid |
|--------------------------------|---|------------|-------------|
| INV-00025656                   | DHO Waiver Application Fee                        | \$275.00   | \$275.00    |
|                                | Technology Fee                                    | \$22.75    | \$22.75     |
|                                | Facilitated Meeting Fee for Planning Applications | \$50.00    | \$50.00     |
| Total for Invoice INV-00025656 |   | \$347.75   | \$347.75    |
| Grand Total for Plan           |   | \$347.75   | \$347.75    |

| Hearing Type    | Location | Scheduled Date | Status    | Subject    |
|-----------------|----------|----------------|-----------|------------|
| DHO Hearing v.1 | Zoom     | 06/04/2025     | Scheduled | DHO Waiver |

| Workflow Step / Action Name  | Action Type    | Start Date       | End Date         |
|------------------------------|----------------|------------------|------------------|
| Application Screening v.1    |                | 06/04/2025 13:26 |                  |
| Associate Project Number v.1 | Generic Action |                  | 06/04/2025 13:26 |
| Screen for Completeness v.1  | Generic Action |                  | 06/04/2025 13:26 |
| Verify Payment v.1           | Generic Action |                  | 06/04/2025 13:57 |

PLAN SNAPSHOT REPORT (DHOWVR-2025-00018)

|                              |                   |                  |                  |
|------------------------------|-------------------|------------------|------------------|
| Application Review v.1       |                   | 06/04/2025 13:57 |                  |
| DHO Hearing v.1              | Hold Hearing      | 06/04/2025 13:57 | 06/04/2025 13:58 |
| DHO Waiver Review v.1        | Receive Submittal |                  |                  |
| DFT Comments Submittal v.1   | Generic Action    |                  |                  |
| Notice of Decision v.1       |                   |                  |                  |
| Print Notice of Decision v.1 | Create Report     |                  |                  |
| Linked Project Plans v.1     |                   |                  |                  |

## 5-4 SUBDIVISION OF LAND

### 5-4(A) PURPOSE

This Section 14-16-5-4 is intended to promote the public health, safety, and general welfare of the current and future inhabitants of the City by ensuring that development sites:

- 5-4(A)(1) Are consistent with the land use planning objectives of the adopted ABC Comp Plan, as amended, and other plans, policies, and ordinances adopted by the City Council.
- 5-4(A)(2) Are appropriately sized and shaped to meet the intended use of land consistent with the zoning provisions and Development Standards in this IDO.
- 5-4(A)(3) Accurately document the boundaries of each lot in the subdivision.
- 5-4(A)(4) Avoid development of sensitive lands.
- 5-4(A)(5) Are adequately served by a safe street and trail network that is consistent with the City's adopted transportation plans, with convenient access for motor vehicles, bicycles, and pedestrians.
- 5-4(A)(6) Require the timely installation and dedication of public improvements and utilities necessary to serve the development, while providing economy for governmental purposes and efficiency in governmental operations.

### 5-4(B) APPLICABILITY

- 5-4(B)(1) The standards in this Section 14-16-5-4 apply to all subdivisions of land into 2 or more lots, building sites, or tracts, or when 2 or more platted lots are consolidated into a larger lot for development or redevelopment, unless expressly exempted elsewhere in this IDO, in a development agreement, an approved Site Plan within the NR-SU or PD zone districts, an approved Framework Plan within the PC zone district, or an approved annexation plan.
- 5-4(B)(2) The subdivision standards apply to all areas within the city unless specifically exempted.
- 5-4(B)(3) Land shall be subdivided only in accordance with the subdivision approval procedures in Subsections 14-16-6-6(K) (Subdivision of Land – Minor) and 14-16-6-6(L) (Subdivision of Land – Major).

### 5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

- 5-4(C)(1) All lots created by a subdivision shall comply with applicable standards in Part 14-16-3 (Overlay Zones); Section 14-16-5-1 (Dimensional Standards), particularly Subsection 14-16-5-1(C)(2) (Contextual Residential Development in Areas of Consistency); Section 14-16-5-3 (Access and Connectivity); and this Section 14-16-5-4.
  - 5-4(C)(1)(a) The City shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority.

- 5-4(C)(1)(b) Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.
- 5-4(C)(2) No land shall be subdivided that is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the City. The Development Hearing Officer (DHO) is responsible for making determinations regarding unsuitability of land for subdivision.
- 5-4(C)(3) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public infrastructure or private facilities, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.
- 5-4(C)(4) Each subdivision shall comply with the provisions of Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands) unless encroachment into those sensitive lands is corrected or mitigated to the satisfaction of the City.
- 5-4(C)(5) The general layout of lots, roads, driveways, drive aisles, utilities, drainage facilities, and other services within proposed subdivisions shall be designed to avoid making compliance with the standards of the applicable zone district difficult or infeasible.
- 5-4(C)(6) In the PD and NR-SU zone districts, and for development in any zone district on a site 5 acres or greater adjacent to Major Public Open Space, an approved Site Plan – EPC is required prior to any platting action. In the PC zone district, an approved Framework Plan is required prior to any platting action. Subsequent platting must conform to the approved plans.
- 5-4(C)(7) In the NR-BP zone district, a Master Development Plan is required for lots 20 acres or more prior to platting action. For lots less than 20 acres zoned NR-BP, a Site Plan is required prior to development, but the property may be subdivided before or after a Site Plan is approved. Once a Master Development Plan or Site Plan is approved, subsequent platting must conform to the approved plan.

#### **5-4(D) EXISTING AGREEMENTS AND COVENANTS**

Subdivision regulations do not repeal, annul, or in any way interfere with existing private agreements or restrictive covenants applicable to a property. However, subdivision approvals are not required to be consistent with those private agreements or restrictive covenants. Where the standards in this Section 14-16-5-4 impose a different standard than those imposed by a private agreement or restrictive covenants, the standards in this Section 14-16-5-4 shall apply for purposes of City development approval and enforcement. Enforcement of any private agreements or restrictive covenants applicable to a property is the responsibility of the parties to that agreement, and not the City. See Section 14-16-1-9 (Relationship to Private Agreements and Covenants).

**5-4(E) BLOCK DESIGN AND LAYOUT****5-4(E)(1) Connectivity, Streets, and Alleys**

- 5-4(E)(1)(a) Street connectivity patterns shall comply with the provisions of Section 14-16-5-3 (Access and Connectivity).
- 5-4(E)(1)(b) Medians and pedestrian refuges shall be designed to the specifications in the DPM. Medians and pedestrian refuges shall be designed to integrate stormwater infiltration areas to the maximum extent practicable.
- 5-4(E)(1)(c) In Areas of Consistency, alleys shall be included in subdivision design in those areas of the city where surrounding areas are platted with alleys and shall continue the alignments of those alleys.
- 5-4(E)(1)(d) Construction of all streets and alleys shall comply with all applicable standards in the DPM.

**5-4(E)(2) General Block Layout**

- 5-4(E)(2)(a) Blocks shall generally be square or rectangular but may vary in shape to protect natural features or respond to site constraints.
- 5-4(E)(2)(b) To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.

**5-4(E)(3) Block Dimensions**

- 5-4(E)(3)(a) **Block Lengths**  
Block lengths shall meet the requirements and comply with standards in the DPM associated with each Center and Corridor area and each street classification. Table 5-4-1 is provided as a summary for reference only. In the case of conflict, requirements in the DPM shall prevail.
- 5-4(E)(3)(b) **Pedestrian Crossings**  
Pedestrian crossings shall be provided and designed per the requirements in the DPM, summarized in Table 5-4-1.

**Table 5-4-1: Summary of Block Lengths in the DPM**

| Location                                      | Block Length (ft.) | Signalized Pedestrian Crossing (ft.) | Designated Pedestrian Crossing (ft.) |
|---|--------------------|--------------------------------------|--------------------------------------|
| <b>Streets in Center &amp; Corridor Areas</b> |                    |                                      |                                      |
| Downtown                                      | 200-400            | ≤660                                 | ≤400                                 |
| Urban Center                                  | 300-400            | ≤660                                 | ≤400                                 |
| Main Street Area                              | 300-400            | ≤660                                 | ≤400                                 |
| Activity Center                               | 400-600            | ≤1,320                               | ≤600                                 |
| Employment Center                             | ≤800               | ≤2,640                               | As appropriate                       |
| Village Center                                | 400-600            | ≤1,320                               | ≤600                                 |
| <b>Streets in Other Areas</b>                 |                    |                                      |                                      |
| Collector, Arterial, or Interstate Highway    | Per DPM            | Per DPM                              | Per DPM                              |
| Local Street                                  | ≤600               | ≤2,640                               | As appropriate                       |

**5-4(F) LOT DESIGN AND LAYOUT****5-4(F)(1) Avoidance of Sensitive Lands**

- 5-4(F)(1)(a) Each subdivision shall comply with the provisions of Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).
- 5-4(F)(1)(b) Lots within floodplains or Special Flood Hazard Areas shall comply with Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). Grading in a Special Flood Hazard Area (i.e. flood zones or FEMA's Zone A designation) requires an approved grading and drainage plan, a Floodplain Development Permit, and applicable financial guarantees for permanent public improvements, pursuant to the DPM.

**5-4(F)(2) Access to Public Streets**

- 5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DHO for an alternative layout and access provisions is approved pursuant to Subsection 14-16-6-6(P).
- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.
- 5-4(F)(2)(c) In the case of cluster or cottage development or manufactured home communities in zone districts where those uses are allowed, the provisions in Subsections (a) and (b) above apply to the entire project site, not to individual lots within the project site.

**5-4(F)(3) Lot Dimensions**

- 5-4(F)(3)(a) Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards).
- 5-4(F)(3)(b) The Planning Director is authorized to make those adjustments to required lot dimensions shown in Subsection 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).
- 5-4(F)(3)(c) Cluster developments shall be subdivided pursuant to the standards in Section 14-16-5-1 (Dimensional Standards) and Subsection 14-16-4-3(B)(2) (Dwelling, Cluster Development) and the approval procedures in Subsections 14-16-6-6(K) (Subdivision of Land – Minor) and 14-16-6-6(L) (Subdivision of Land – Major), as applicable.
- 5-4(F)(3)(d) Tracts for open space, drainage, landscaping, or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.

**5-4(F)(4) Remainder Lots Prohibited**

No subdivision shall result in any remainder lot that does not meet the standards of this IDO.

**5-4(G) WATER AND SANITARY SEWER SYSTEMS**

- 5-4(G)(1) The applicant shall install, at his/her own expense, necessary infrastructure to connect all lots within a proposed subdivision to the Albuquerque Bernalillo County Water Utility Authority's (ABCWUA's) water supply and sanitary sewer systems.
- 5-4(G)(2) Public water and sanitary sewer systems shall meet the standards of the DPM and conform to any adopted facility plans and Section 7 of the ABCWUA Legislation and Ordinances (Water and Wastewater System Expansion).
- 5-4(G)(3) The ABCWUA determines whether water and sanitary sewer infrastructure improvements are to be publicly or privately owned and maintained, based on considerations of system capacity and public health, safety, and welfare.

**5-4(H) STORMWATER MANAGEMENT**

- 5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure. Stormwater management for all subdivisions shall comply with all of the following:
  - 5-4(H)(1)(a) Applicable standards in the DPM.
  - 5-4(H)(1)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).
  - 5-4(H)(1)(c) The requirements of AMAFCA.

- 5-4(H)(2) The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

#### **5-4(I) ELECTRICAL AND COMMUNICATION LINES**

##### **5-4(I)(1) Distribution Lines 12 Kilovolts or Less**

New communications lines, new single-phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this IDO.

##### **5-4(I)(2) Distribution Lines between 12 Kilovolts and 40 Kilovolts**

New electrical 3-phase distribution lines carrying above 12 kV, but less than 40 kV, shall be installed underground.

##### **5-4(I)(3) Distribution Lines Over 40 Kilovolts**

Electrical lines that carry 40 kV or more are not regulated by this IDO. See the Facility Plan for Electric System Transmission and Generation, as amended.

##### **5-4(I)(4) Safety Clearances from Buildings and Other Structures**

Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

#### **5-4(J) GRADING AND EROSION CONTROL**

##### **5-4(J)(1) General**

- 5-4(J)(1)(a) Grading and erosion control practices shall comply with the DPM.
- 5-4(J)(1)(b) New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a proposed subdivision above the grade of nearby property shall be avoided. Significant cuts near the edges of a proposed subdivision to lower the grade within the development shall be avoided.

##### **5-4(J)(2) Slope Criteria**

All final slopes shall comply with all applicable standards in the DPM.

##### **5-4(J)(3) Grading near the Property Line**

Particular care shall be taken to ensure that existing foundations, retaining walls, stable slopes, or other structures are not compromised and that the adjacent property is not damaged or its use constrained due to grading at or near the property line.

##### **5-4(J)(4) Grading in Floodplains**

Grading in a Special Flood Hazard Area without an approved drainage report and financial guarantees for the permanent improvements is prohibited.



**5-4(K) DEDICATION OF LAND FOR PUBLIC PURPOSES****5-4(K)(1) General**

Dedication of land for the following public uses may be required in accordance with any of the following City policies or regulations:

- 5-4(K)(1)(a) Streets and other access pursuant to the Metropolitan Transportation Plan and DPM.
- 5-4(K)(1)(b) Drainage facilities pursuant to the IDO, the DPM, or AMAFCA standards.
- 5-4(K)(1)(c) Other public facilities required in accordance with the DPM.

**5-4(K)(2) Dedication of Public Areas Designated in Adopted Plans**

If a proposed public area shown on an adopted City or County plan is located in whole or in part in the area being subdivided, an appropriate tract shall be shown as reserved, deed restricted, or dedicated for public use on the plat unless, after a written request from the subdivider, the appropriate governmental body notifies the subdivider that it does not intend to either acquire or accept the lot within 3 years from the date of the inquiry.

**5-4(K)(3) Acceptance of Dedications**

The procedure for accepting dedications of public lands and improvements is specified in Section 14-16-6-6(K) (Subdivision of Land – Minor) or Section 14-16-6-6(L) (Subdivision of Land – Major).

**5-4(K)(4) Drainage, Flood Control, or Erosion Control Facilities**

- 5-4(K)(4)(a) Whenever no beneficial use can be derived by an owner from continued retention of land necessary for permanent drainage, flood control, or erosion control facilities or when the facilities involve a major arroyo, the land required for the operation and maintenance of the facilities must be dedicated to AMAFCA or the City.
- 5-4(K)(4)(b) Unless subject to Subsection (a) above, easements for drainage, flood control, and erosion control facilities are acceptable as long as a written agreement between the owner and the City exists that specifies uses allowed on the lands covered by the easement, and as long as no permanent facilities are constructed on those lands (including masonry fences and retaining walls but excluding pavement).
- 5-4(K)(4)(c) Rights-of-way and easements required for drainage, flood control, and erosion control shall conform to the standards in the DPM.

**5-4(K)(5) Limits on Dedication**

The City shall not require the dedication of land or payment of fees-in-lieu of dedication of land in an amount beyond that necessary to serve the needs of the proposed development or in an amount that is not roughly proportionate to the impacts of that development on those public facilities listed in Subsection 14-16-5-4(K)(1) above.

**5-4(L) EASEMENTS OR RIGHTS-OF-WAY**

- 5-4(L)(1) The DHO may require easements public rights-of-way for public infrastructure or private facilities. Public rights-of-way and easements shall conform to the standards in the DPM.
- 5-4(L)(2) Easements or public rights-of-way for public infrastructure shall be granted or dedicated, respectively, in accordance with the minimum standards and requirements set forth in the DPM.
- 5-4(L)(2)(a) All easements or rights-of-way designated for public infrastructure shall be granted or dedicated, respectively, for a specific purpose.
- 5-4(L)(2)(b) ABCWUA easements shall exclude other underground utilities, unless specifically allowed and approved on a case-by-case basis by the ABCWUA.
- 5-4(L)(3) Utility easements may be required along any lot line, with some exceptions for water and sanitary sewer easements, or as specified in the DPM.
- 5-4(L)(4) Development adjacent to electric utility easements and/or distribution facilities must comply with safety clearance requirements in Section 14-16-5-4(I)(4) (Safety Clearances from Buildings and Other Structures).
- 5-4(L)(5) Easements may be jointly used for private facilities with approval from the DHO as specified in the DPM and in Subsection 14-16-6-6(K) (Subdivision of Land – Minor) or Subsection 14-16-6-6(L) (Subdivision of Land – Major).

**5-4(M) MONUMENTATION**

All subdivisions shall provide monumentation of survey points as required by the DPM.

**5-4(N) IMPROVEMENTS REQUIRED**

- 5-4(N)(1) The subdivider shall install and construct all improvements required by this Subsection 14-16-5-4(N), Subsection 14-16-1-7(B)(2), and the DPM. Required improvements shall be installed and constructed as shown on the approved preliminary plat and/or as specified in an Infrastructure Improvements Agreement (IIA) between the subdivider and the City. The City may accept commitments to provide improvements or services by the County and/or by franchised and/or private utility systems where the City Engineer determines that acceptance of such commitments will result in timely provisions of required improvements or services needed to serve the subdivision imposing burdens on surrounding properties or the city as a whole and will adequately protect the public health, safety, and welfare.
- 5-4(N)(2) The City Engineer determines the timing of construction of some or all infrastructure for Bulk Land Subdivisions, where further subdivision or Site Plan approval is required or expected and the required infrastructure will be provided at that time.

**5-4(O) INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

Upon approval of a plat and/or Site Plan and prior to recording, the subdivider shall execute an Infrastructure Improvements Agreement (IIA) to guarantee completion of required improvements. The timing, format, and required contents of the IIA shall comply with

Subsection 14-16-6-4(P), Subsection 14-16-6-6(K) (Subdivision of Land – Minor), and Subsection 14-16-6-6(L) (Subdivision of Land – Major), as applicable, and the DPM.

**5-4(P) ADDITIONAL DESIGN CRITERIA AND CONSTRUCTION STANDARDS**

In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.

May 20 ,2025

Development Hearing Officer  
Planning Department, City of Albuquerque  
600 Second St NW  
Albuquerque, NM 87102

RE: Application for Preliminary Plat for  
the subdivision of  
3017 11<sup>th</sup> Street NW

Dear DHO Chairs and Staff,

We are requesting a Preliminary Plat review for the subdivision of the single half acre lot located at 3017 11<sup>th</sup> 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 configurations of the two lots. These changes include the creation of a shared access driveway which meets the 2021 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.

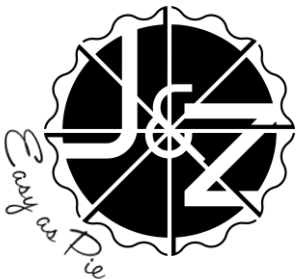
We have received an approved and updated water availability statement from ABCWUA. We have also made application to the Office of Neighborhood Coordination and have emailed notice to the neighborhood representatives listed in the provided Neighborhood Contact Information list.

Included in this application are the following: The DHO application for a Minor Plat; the Preliminary Plat, Form PLT, Form S2, proof of notification to the neighborhood associations, and a preliminary grading plan.

We appreciate the opportunity to work with the DHO again and look forward to your comments, concerns, and directions.

Sincerely,

J. David Hickman,  
Architect



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

Legal/Request Descriptions & Location: Plat of lots 8-A1 & 8-A2, McDonald Subdivision - Located on  
11th Street.

☐ **Hydrology:**

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

  
 Hydrology Department

3/31/2025  
 Date

☐ **Transportation:**

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

  
 Transportation Department

3/28/2025  
 Date

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

|                           |                |       |    |
|---------------------------|----------------|-------|----|
| • Availability Statement: | _____ Approved | _____ | NA |
| • Development Agreement:  | _____ Approved | _____ | NA |
| • If None Explain:        | _____          |       |    |

  
 ABCWUA

4/16/2025  
 Date

☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved

☐ AGIS (DXF File\*\*) \_\_\_\_\_ Approved

☐ **Signatures on Plat:**

|                 |           |          |
|-----------------|-----------|----------|
| • Owner(s)      | _____ Yes |          |
| • City Surveyor | _____ Yes |          |
| • AMAFCA***     | _____ Yes | _____ NA |
| • NM Gas***     | _____ Yes |          |
| • PNM ***       | _____ Yes |          |
| • COMCAST***    | _____ Yes |          |
| • MRGCD***      | _____ Yes | _____ 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



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

09-18-2024

**PR-2022-007397**

PS-2024-00149 – SKETCH PLAT

Lot 8A , McDonald Acres Subdivision, zoned R1-D, located at 3017 11th St NW containing approximately 0.574 acre(s). (H-14)

REQUEST: Subdivide Lot 8A into two lots of similar size, meeting R1-D area requirements

IDO – 2023

#### **Comments:**

No comments at this time.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

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DRB Project Number: 2022-007397 Hearing Date: 09-18-2024

Project: 3017 11<sup>th</sup> St. NW  
Subdivide Lot 8A  
McDonald Acres Subdivision Agenda Item No: 8

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology needs to approve a conceptual Grading & Drainage Plan prior to Plat approval.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007397  
3017 11th Street NW

AGENDA ITEM NO: 8

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. 11<sup>th</sup> is a local street and requires 5' sidewalk with a 4' to 6' landscape buffer. Please provide a cross section at the street dimensioning ROW, Walls or fences, sidewalk width, buffers, curb and gutter.
2. The existing driveway to this property appears as it will need to be relocated based on your proposed plat and the aerial photos.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: September 18, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)





## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 9/18/24 -- **AGENDA ITEM:** #8

**Project Number:** PR-2022-007397

**Application Number:** PS-2024-00149

**Project Name:** Tract A-1-A

**Request:** Sketch Plat: Subdivision of one tract into two lots

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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#### BACKGROUND

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- This is a Sketch Plat review request for a proposed replat to subdivide an existing lot (Lot 8-A of the McDonald Acres subdivision) into two lots (Lot 8-A1 at 0.249-acres in size and Lot 8-A2 at 0.327-acres in size) at 3021 11<sup>th</sup> Street NW.
- The subject property is zoned R-1D (Residential – Single Family Zone District).

#### IDO/DPM COMMENTS

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- A Minor Preliminary/Final Plat application must be submitted to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for the proposed replat.
- The application forms for a Minor Preliminary/Final Plat are featured in the following links:  
[https://documents.cabq.gov/planning/development-hearing-officer/DHO\\_Application.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf)  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

*\*(See additional comments on next pages)*

- On Form PLT (featured in the middle link above), please note that signatures from Hydrology, Transportation, and Water Authority engineers/staff will be required, confirming that any additional applications/documents required to be submitted in addition to and in association with the platting application are approved (such as an Availability Statement for the Water Authority) prior to the acceptance, processing, and placement of the platting application on a Development Hearing Officer (DHO) agenda.
  
- The platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
  
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
  
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)
  2. Zone Atlas Map sheet with the site highlighted and labeled.
  3. Copy of the Plat.

4. In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact.  
ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
- A surveyor licensed in the State of New Mexico must create the Plat.
  - **Required Signatures on the Plat for Minor Preliminary/Final Plat applications to the DHO:**  
All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
  - The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
  - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided. The DXF file package must be submitted to AGIS at: [platgisreview@cabq.gov](mailto:platgisreview@cabq.gov)
  - An access easement providing access to Lot 8-A2 from 11<sup>th</sup> Street NW through Lot 8-A1 as depicted on the Sketch Plat would need to be depicted on the future required Plat as well and granted.
  - Planning defers to Transportation regarding the IDO/DPM requirements for the private road/driveway as depicted on the Sketch Plat, including turn-around requirements.
  - The subject property is not located within any overlay zone districts.
  - Please refer to the dimensional standards of the R-1D zone district per Table 2-3-3 in Section 2-3(B) of the IDO.
  - **\*Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding the 5-ft. Sidewalk width and 4-6 ft. landscape buffer width requirements along 11<sup>th</sup> Street.**  
*\*Verification of DPM standards per Transportation\**  
11<sup>th</sup> Street is a local street and requires a 5-foot sidewalk with a 4-6-foot landscape buffer. A cross-section at the street dimensioning ROW, Walls or fences, sidewalk width, buffers, and curb and gutter will have to be provided with the future platting application per Transportation.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jay Rodenbeck  
Planning Department

DATE: 9/17/24

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

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: May 20, 2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley NA; North Valley Coalition

Name of NA Representative\*: Heather Northfleet; Joe Sabatini,

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: neamorthvalleyna@gmail.com; jsabatini423@gmail.com;

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 3017 11th Street NW  
Location Description 11th St south of Phoenix
2. Property Owner\* Jeebs & Zuzu, LLC
3. Agent/Applicant\* [if applicable] Jeebs & Zuzu, LLC
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision minor (Minor or Major)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

subdivision of an existing half acre lot into two lots

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

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

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

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

Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: electronic meeting on Zoom

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

\_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> H-14-Z  
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above  
3. The following exceptions to IDO standards have been requested for this project\*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation\*:

no deviations, variances, or waivers requested

\_\_\_\_\_  
\_\_\_\_\_

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:

na

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

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 [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] .5 acres
  2. IDO Zone District R1-D
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] vacant
- 

**NOTE:** Pursuant to [IDO Subsection 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

James Salazar, Peggy Norton; [jasalazarm@gmail.com](mailto:jasalazarm@gmail.com); [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**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: Subdivision Minor

Decision-making Body: 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: 3017 11th Street NW

Name of property owner: Jeebs & Zuzu, LLC

Name of applicant: Jeebs & Zuzu, LLC

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

April 10, 2024; 9:00 am; Zoom Meeting

Address, phone number, or website for additional information:

<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>

**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 [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). 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) 5/20/2025 (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 Subsection 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 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.

## FW: Notice of application for Minor Subdivision - 3017 11th street



Diana <diana@jeebsandzuzu.com>

To: nearnorthvalleyyna@gmail.com; nvcabq@gmail.com

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [...](#)

Thu 5/22/2025 3:05 PM



ONC Documents 2025.pdf  
7 MB

---

**From:** Diana <diana@jeebsandzuzu.com>

**Sent:** Thursday, May 22, 2025 3:02 PM

**To:** 'nearnorthwalleyyna@gmail.com' <nearnorthwalleyyna@gmail.com>; 'nvcaabq@gmail.com' <nvcaabq@gmail.com>; 'jsabatini423@gmail.com' <jsabatini423@gmail.com>; 'peggynorton@yahoo.com' <peggynorton@yahoo.com>;

'jasalazarnm@gmail.com' <jasalazarnm@gmail.com>

**Cc:** 'dave@jeebsandzuzu.com' <dave@jeebsandzuzu.com>

**Subject:** Notice of application for Minor Subdivision - 3017 11th street

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,

---

Diana Bernal

*Jeebs and Zuzu LLC*

5924 Anaheim Ave. NE

Suite A, 87113

505-797-1318

**From:** Flores, Suzanna A. <[Suzannaflores@cabq.gov](mailto:Suzannaflores@cabq.gov)>  
**Sent:** Tuesday, April 29, 2025 4:21 PM  
**To:** 'dave@jeebsandzuzu.com' <[dave@jeebsandzuzu.com](mailto:dave@jeebsandzuzu.com)>  
**Subject:** 3017 11th Street NW \_ **Public Notice** Inquiry Sheet Submission

**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       | Association Email  | First Name | Last Name | Email  | Address Line 1          | City        | State | Zip   | Mobile Phone | Phone      |
|------------------------|--|------------|-----------|--|-------------------------|-------------|-------|-------|--------------|------------|
| Near North Valley NA   | <a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a> | Joe        | Sabatini  | <a href="mailto:jsabatini423@gmail.com">jsabatini423@gmail.com</a>           | 3514 6th Street NW      | Albuquerque | NM    | 87107 | 5058507455   | 5053449212 |
| Near North Valley NA   | <a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a> | Marit      | Tully     | <a href="mailto:nearnorthvalleyna@gmail.com">nearnorthvalleyna@gmail.com</a> | PO Box 6953             | Albuquerque | NM    | 87197 |              | 5053857863 |
| North Valley Coalition | <a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>                       | Peggy      | Norton    | <a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>             | 3810 11th Street NW     | Albuquerque | NM    | 87107 |              | 5053459567 |
| North Valley Coalition | <a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>                       | James      | Salazar   | <a href="mailto:jasalazarm@gmail.com">jasalazarm@gmail.com</a>               | 5025 Guadalupe Trail NW | Albuquerque | NM    | 87107 | 5054895040   |            |

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](mailto: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,

Fw: 3017 11th Street NW \_ Public Notice Inquiry Sheet Submission

 dave@jeebsandzuzu.com  
To diana@jeebsandzuzu.com

 IDOZoneAtlasPage\_H-14-Z.pdf  
554 KB

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

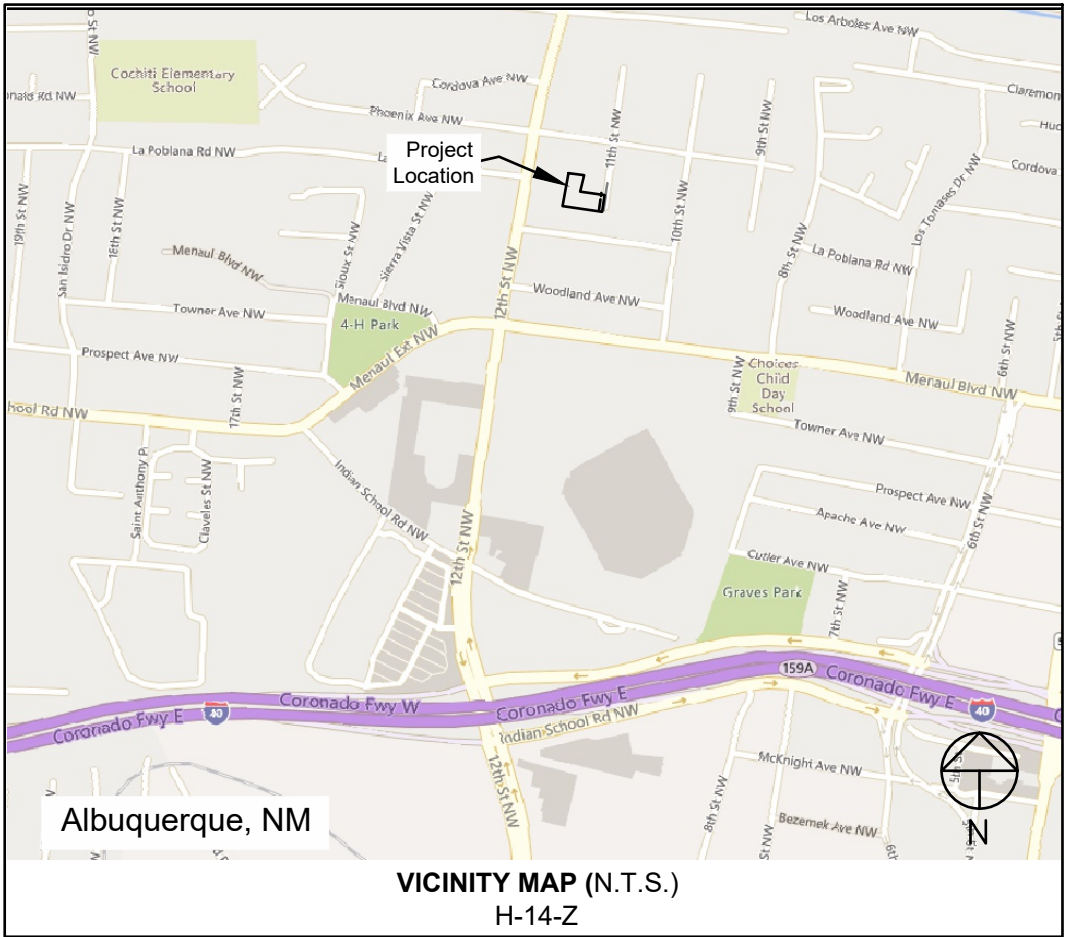
Tue 4/29/2025 4:23 PM

**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Tuesday, April 29, 2025 3:50 PM  
**To:** Office of Neighborhood Coordination <[dave@jeebsandzuzu.com](mailto:dave@jeebsandzuzu.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

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  
Dave Hickman  
Telephone Number  
5057971318  
Email Address  
[dave@jeebsandzuzu.com](mailto:dave@jeebsandzuzu.com)  
Company Name  
Jeebs & Zuzu LLC  
Company Address  
5924 ANAHEIM AVE NE, SUITE A  
City  
ALBUQUERQUE  
State  
NM  
ZIP  
87113  
Legal description of the subject site for this project:  
Lot 8-A  
McDonald Acres Subdivision  
Physical address of subject site:  
3017 11th Street NW  
Subject site cross streets:  
11th Street south of Phoenix  
Other subject site identifiers:  
This site is located on the following zone atlas page:  
H-14





VICINITY MAP (N.T.S.)  
H-14-Z

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.
4. THE ROAD WITHIN THE PRIVATE ACCESS EASEMENT CREATED WITH THIS PLAT SHALL BE PRIVATELY MAINTAINED AND SERVE AS ACCESS TO LOTS 8-A1 AND 8-A2
5. LOT 8-A1 AND 8-A2 WILL JOINTLY SHARE MAINTENANCE ON PRIVATE ACCESS EASEMENT
6. REFERENCED PLAT SHOWING LOT 7-A & 8-A (BEING A REPLAT OF LOTS 7 & 8) MCDONALD ACRES SUBDIVISION ALBUQUERQUE, NM JULY 1987 AS FILED IN BERNALILLO COUNTY IN VOLUME C34, FOLIO 150

LEGAL DESCRIPTION

Parcel 1: Lot 8-A1  
Beginning at a found 1/2" 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 passing a found 1/2" rebar with yellow cap stamped "LS 3221" at 7.18 feet and continuing 126.32 feet to the point of beginning for a total distance of 133.50 feet. Said tract containing 0.249 acres, more or less.

Parcel 2: Lot 8-A2  
Commencing at a found 1/2" rebar being the northeast corner of Lot 8-A1 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 continuing S07°37'38"W along the west right of way of 11th Street 11.51 feet to a found 1/2" rebar; thence N80°32'29"W 201.76 feet to a found 1/2" rebar with yellow cap stamped "LS3221"; thence N08°26'27"E 175.97 feet to a found 1/2" rebar with yellow cap stamped "LS 3221"; thence S81°59'07"E 80.29 feet to a found 1/2" rebar with yellow cap stamped "LS 3221"; thence S12°23'07"W 89.38 feet to a found 1/2" 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.

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, (BEING A RE-PLAT OF LOT 8-A), MCDONALD ACRES SUBDIVISION

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

MARCH 2025

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

FREE CONSENT

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 \_\_\_\_\_, 2025, 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

City of Albuquerque  
Bernalillo County, New Mexico  
March 2025

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

Plat Approvals:

*David Hall* 05/05/2025  
PNM Electric Services

*David Hall* 05/05/2025  
Qwest Corp. d/b/a CenturyLink QC

*Mike Mortua* 5/5/2025  
New Mexico Gas Company

*Mike Mortua* 05/06/2025  
Comcast

City Approvals:

*Loran N. Risenhoover P.S.* 3/26/2025  
City Surveyor

Traffic Engineering

ABCWUA

Parks and Recreation Department

*AMAFCA* 5/5/2025

Hydrology

Code Enforcement

Planning Department

City Engineering

SOLAR NOTE:  
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

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* 03/25/2025  
Jeremy Baker, N.M. P.S. 25773 Date



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

TYPE OF SURVEY:

SUBDIVISION

OF

PROJECT NAME:

RE-PLAT OF  
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,  
Town of Albuquerque Grant,  
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:

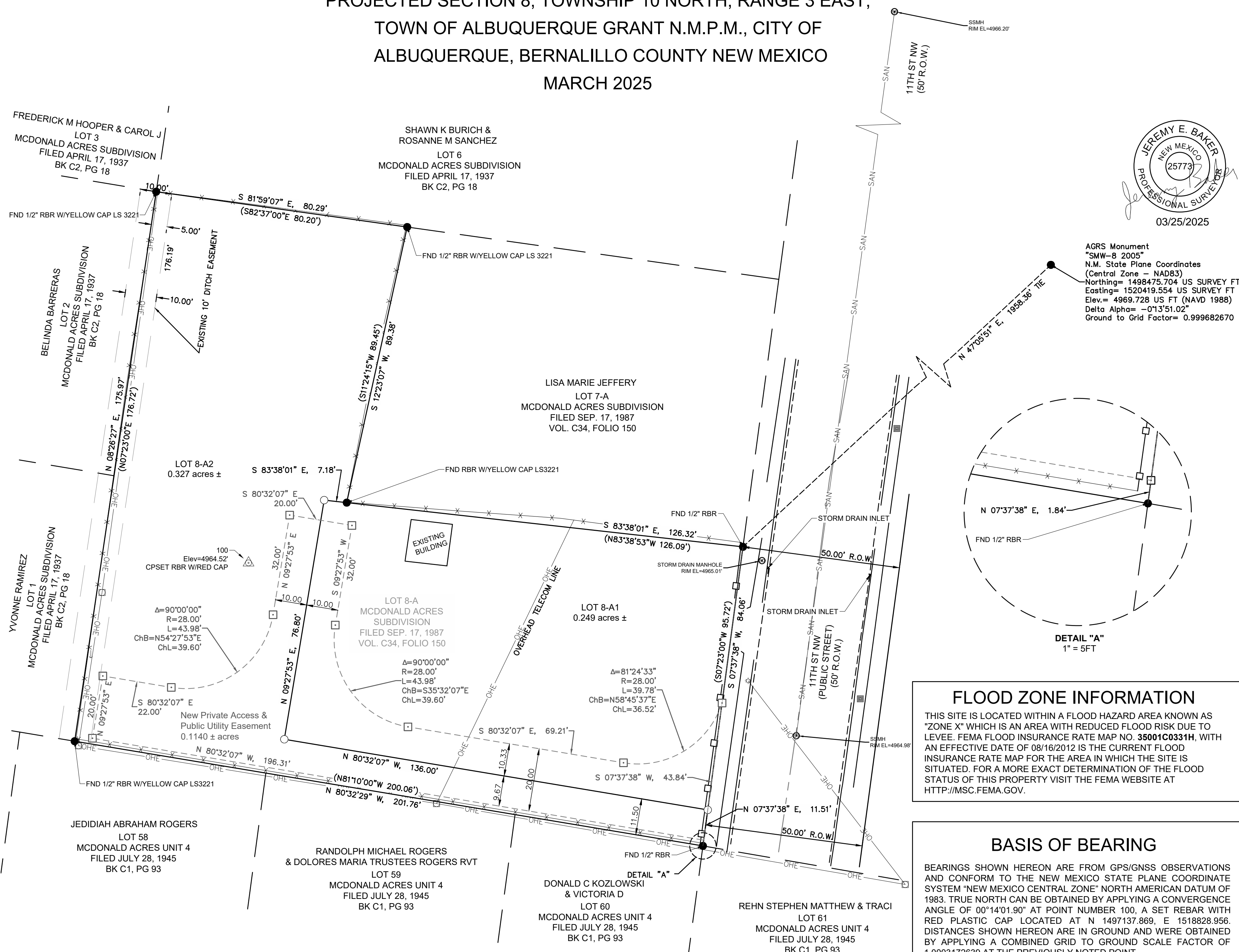


SHEET:  
1 of 2

SU - 101

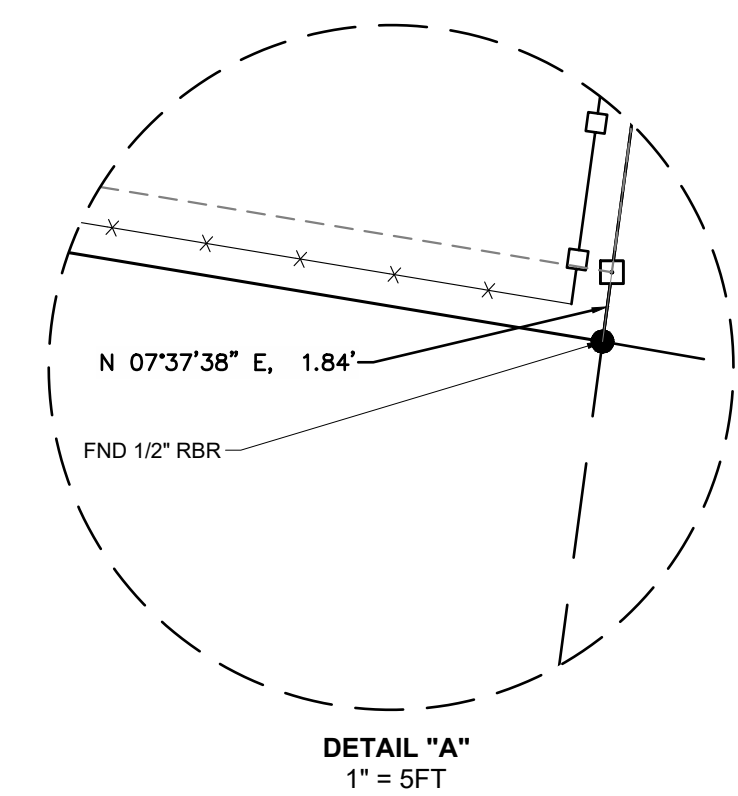


LANDS OF JEEBS & ZUZU LLC  
PLAT OF LOTS 8-A1 AND 8-A2, (BEING A RE-PLAT OF LOT 8-A),  
MCDONALD ACRES SUBDIVISION  
PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST,  
TOWN OF ALBUQUERQUE GRANT N.M.P.M., CITY OF  
ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO  
MARCH 2025



JEREMY E. BAKER  
NEW MEXICO  
25773  
PROFESSIONAL SURVEYOR  
03/25/2025

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



**FLOOD ZONE INFORMATION**  
THIS SITE IS LOCATED WITHIN A FLOOD HAZARD AREA KNOWN AS "ZONE X" WHICH IS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. FEMA FLOOD INSURANCE RATE MAP NO. 35001C0331H, WITH AN EFFECTIVE DATE OF 08/16/2012 IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE AREA IN WHICH THE SITE IS SITUATED. FOR A MORE EXACT DETERMINATION OF THE FLOOD STATUS OF THIS PROPERTY VISIT THE FEMA WEBSITE AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV).

**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.



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

TYPE OF SURVEY:  
**SUBDIVISION**  
OF  
PROJECT NAME:  
**RE-PLAT OF LOT 8-A  
11TH STREET**  
FOR  
CLIENT:  
Jeebs & Zuzu

PROJECT NUMBER:  
**24028**

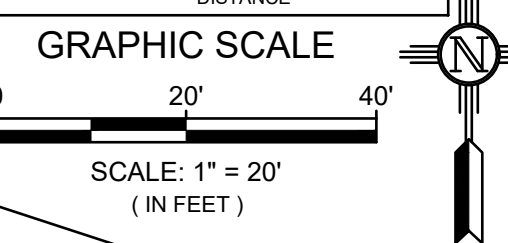
PROJECT SURVEYOR:  
Jeremy Baker, PS  
DRAWN BY:  
V. Munoz

INDEXING INFORMATION  
FOR COUNTY CLERK

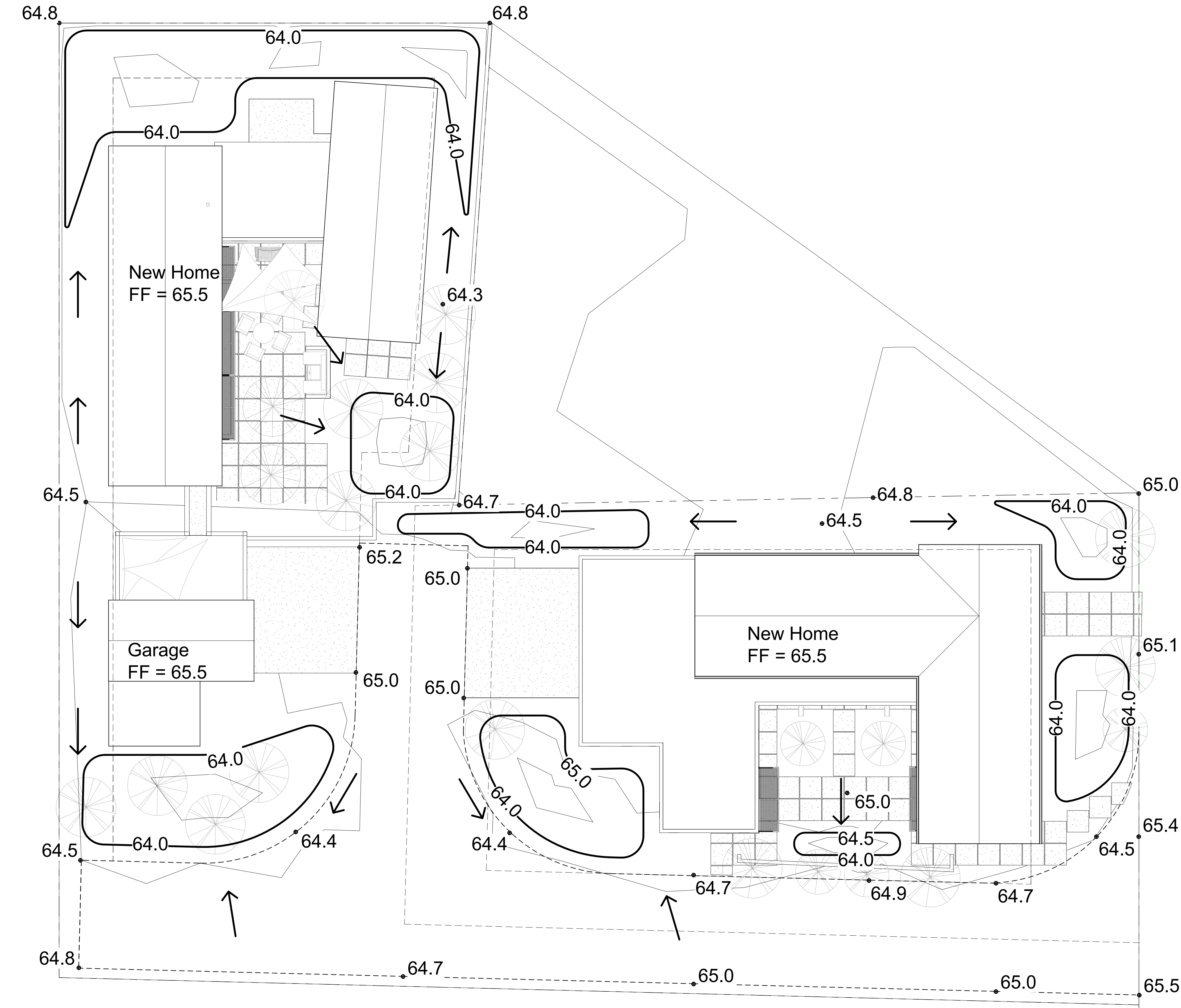
OWNER:  
Jeebs & Zuzu  
LOCATION:  
Projected Section 8,  
Township 10 North, Range 3 East,  
Township Of Albuquerque Grant  
N.M.P.M., Bernalillo County, New Mexico

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

- 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"

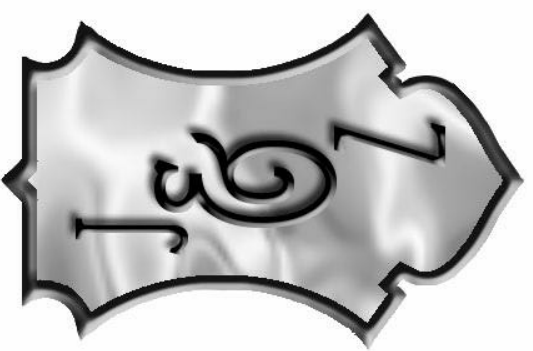
WWW.JEEBSANDZUZU.COM

DRAINAGE PLAN

CH RESIDENCE

sheet no:

A115



**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

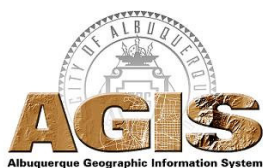
"EASY AS PIE"



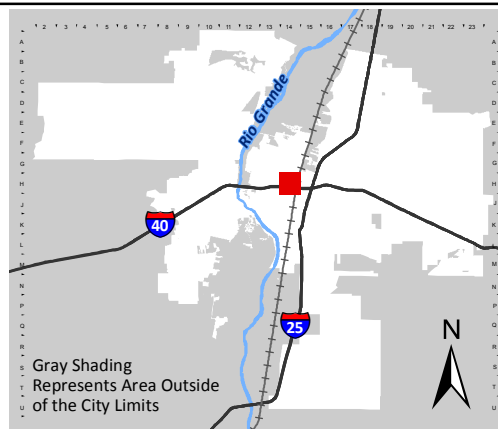


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



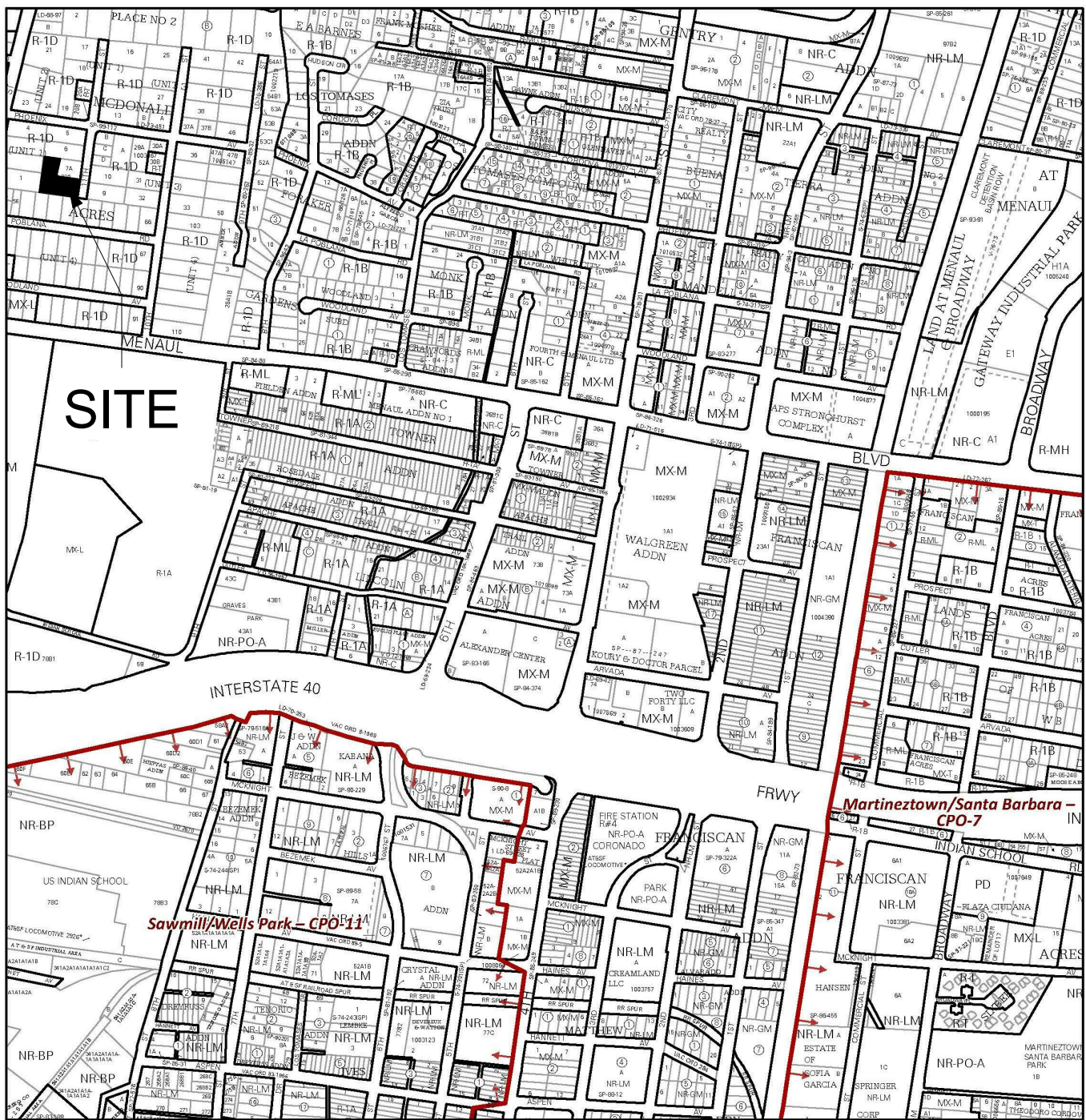
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-14-Z**

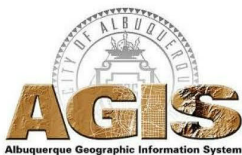
- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



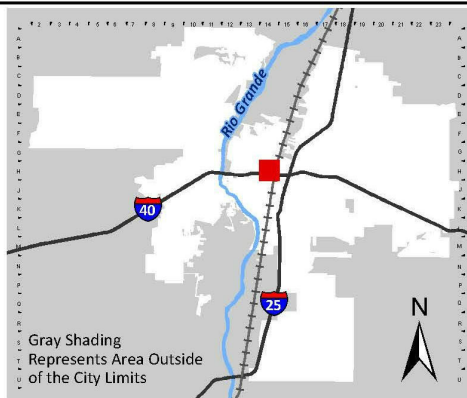


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
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Zone Atlas Page:

## H-14-Z

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