

[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 Representative¹: 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/request²*:

subdivision of an existing half acre lot into two lots

¹ 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.

² 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*³: electronic meeting on Zoom

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ 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

³ Physical address or Zoom link

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

⁵ 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 Map⁶:

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 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; jasalazarnm@gmail.com; peggynorton@yahoo.com

⁶ 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.

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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>
Sent: Tuesday, April 29, 2025 4:21 PM
To: 'dave@jeebsandzuzu.com' <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	nearnorthvalleyna@gmail.com	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212
Near North Valley NA	nearnorthvalleyna@gmail.com	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	NM	87197		5053857863
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107		5053459567
North Valley Coalition	nvcabq@gmail.com	James	Salazar	jasalazarm@gmail.com	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, 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 <webmaster@cabq.gov>
Sent: Tuesday, April 29, 2025 3:50 PM
To: Office of Neighborhood Coordination <dave@jeebsandzuzu.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to 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
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