



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Subdivision of a single half acre lot into two lots meeting R1-D areas		

APPLICATION INFORMATION		
Applicant/Owner: Jeebs & Zuzu, LLC		Phone: 505-797-1318
Address: 11030 Menaul Blvd. NE; Suite C		Email: dave@jeebsandzuzu.com
City: Albuquerque	State: NM	Zip: 87112
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.: 8-A	Block:	Unit:
Subdivision/Addition: McDonald Acres Subdivision	MRGCD Map No.:	UPC Code: 101405901844821123
Zone Atlas Page(s): H-14-Z	Existing Zoning: R1-D	Proposed Zoning R1-D
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): .574 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3017 11th Street NW	Between: south of Poenix Ave NW	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: 7/26/22
Printed Name: J. David Hickman, Architect, Jeebs & Zuzu, LLC	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NO if yes, indicate language: _____

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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ 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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ 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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Infrastructure List, if applicable


Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



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



July 26, 2022

Jolene Wolfley, DRB Chair
DRB Board Members
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

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

Dear DRB Chair and Members,

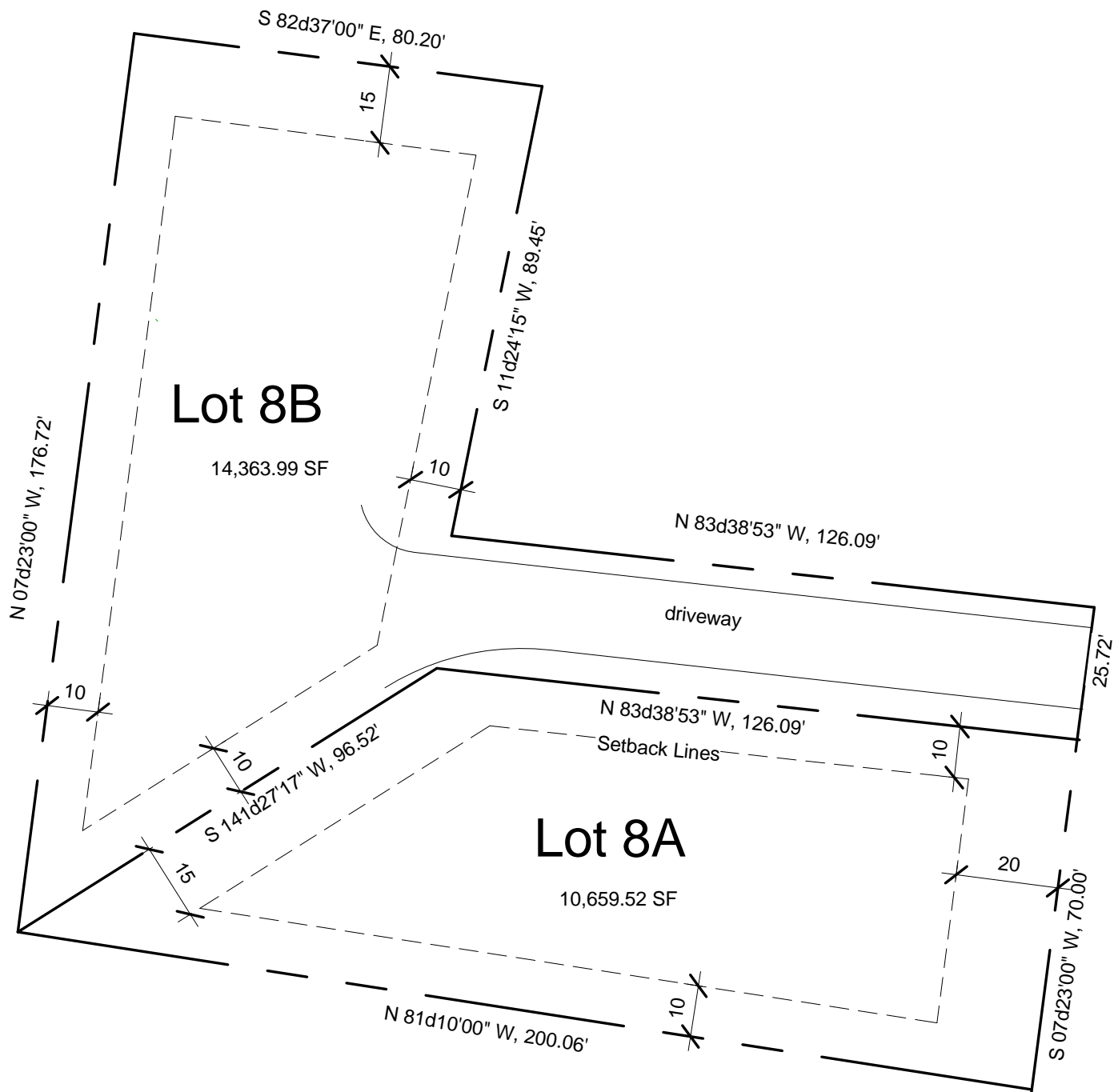
We are requesting a Sketch Plat review for the subdivision of the single half acre lot located at 3017 11th Street NW into two lots. We anticipate that both lots will meet the area requirements provided in the IDO for residential lots in the R1-D zoning district. We do not anticipate any requests for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

We have requested a water availability statement from ABCWUA and have made application to the Office of Neighborhood Coordination. Daliana Carmona has forwarded the neighborhood associations who would receive notice of the subdivision and we will reach out to the listed contacts to inform them of this application.

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

Sincerely,

J. David Hickman,
Architect



① Property Subdivision
1" = 30'-0"

Property Boundaries

11TH STREET SUBDIVISION
3017 11th Street NW, Albuquerque, NM 87107



JEEBS & ZUZU, LLC
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

DATE: 7/23/22

11030 MENAUL NE, SUITE C
ALBUQUERQUE, NM 87112
505 797-1318
www.jeebsandzuzu.com


sheet no:
BNDRY

bing Maps

Ed Ordonez lot

On the go? Use m.bing.com to find maps, directions, businesses, and more



 Bird's eye view maps can't be printed, so another map view has been substituted.

<http://www.bing.com/maps/print.aspx?mkt=en-us&z=18.268524185825452&s=b&cp=35....> 1/25/2014

VICINITY MAP

NOTE: BEARINGS ARE REFERENCED TO THE RECORDED PLAT OF THE "McDONALD ACRES SUBDIVISION", (FILED: 04-17-37), AS REFERRED TO ON THE PLAT HEREON.



SURVEYOR'S CERTIFICATION:

I, JOHN B. TORRES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3221, LICENSED AND REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS, SHOWS ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DISCLOSURE NOTE:

THIS REPLAT WAS PREPARED FROM DATA SHOWN ON THE PLATS OF RECORD AS REFERRED TO ON THE MAP HEREON, NO ACTUAL ON THE GROUND FIELD SURVEY WORK WAS PERFORMED PER THIS REPLATTING.

John B. Torres

JOHN B. TORRES, N.M.R.P.L.S. NO. 3221

TORRES SURVEYING
1570 BRIDGE BLVD. SW
ALBUQUERQUE, NEW MEXICO 87105