

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION

Jeebs & Zuzu LLC
5924 Anaheim Ave. NE Suite A
Albuquerque, NM 87113

Project# PR-2022-007397
Application#
MINOR_PLT-2025-00030 PRELIMINARY/ FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 8A, MCDONALD ACRES zoned
R-1D, located at **3017 11th ST NW south of**
PHOENIX containing approximately **0.574**
acre(s). **(H-14)**

On July 16, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide existing Lot 8-A into two lots (Lot 8-A1 at 0.249-acres in size and Lot 8-A2 at 0.327-acres in size) in the McDonald Acres subdivision located at/or near **3021 11th Street NW**.
2. The subject property is zoned R-1D. Future development must be consistent with IDO and DPM requirements.
3. A Sketch Plat was reviewed by DFT staff on September 18, 2024 for the subject property.
4. The subject property is located within an Area of Consistency, and the proposed lots are within the allowed contextual lot size range per the IDO.

5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with these criteria.
6. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
7. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
8. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
9. An Infrastructure List is included with this request.
10. New addresses must be requested from the addressing section of the Planning Dept. after recording of the Final Plat.

CONDITIONS

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The date of the DHO approval shall be recorded on the original drawing of the Final Plat.
- b. The Applicant shall provide an IIA for all required infrastructure conforming to the Plat.
- c. The AGIS office must approve the DXF file and proof of approval must be provided.
- d. Add a note to the Plat, in regards to a T- turn, for emergency vehicles to be able to turn around.
- e. Project and application numbers must be added to the Plat.
- f. The owner signature must be added to the Infrastructure List.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 1, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert Lucero

[Robert Lucero \(Jul 24, 2025 17:25:51 MDT\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/am/jr

J. D Hickman, 11030 Menaul NE Suite C, Albuquerque, NM 87113






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Final Audit Report

2025-07-24

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