



PLAN SNAPSHOT REPORT PA-2025-00060 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2022-007986 (PR-2022-007986) **App Date:** 03/20/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 09/16/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Subdivide the existing lot into 6 lots served by a new extension of Cleghorn Rd.

Parcel: 101006145500840505	Main	Address: 4221 64Th St Nw Albuquerque, NM	Zone:
		4221 64Th St Nw Albuquerque, NM 87120	Main

Applicant
John Stapleton
9384 Valley View Dr NW
Albuquerque, NM 87114
Business: (505) 545-9607

Owner
Richard Crouse
4900 Menaul Blvd NE
Albuquerque, NM 87110
Home: (505) 280-4401
Business: (505) 280-4401
Mobile: (505) 280-4401

Plan Custom Fields

Existing Project Number	PR-2022-007986	Existing Zoning	R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots	1
Number of Proposed Lots	6	Total Area of Site in Acres	1	Site Address/Street	4421 64th Street NW, Albuquerque, NM
Site Location Located Between Streets	64th Street & Bill Cody Drive NW	Case History	This project previously went through sketch plan but the previous sketch plat has expired.	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	400	Square Footage of Proposed Buildings	19000	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	TOWN OF ABQ GRANT	Legal Description	TR IN SW SE SE SEC 34 T11N R2E & NW NE NE SEC 3 T10N R2E CONT 1.00 AC
Existing Zone District	R-1B	Zone Atlas Page(s)	F-10	Acreage	1
Calculated Acreage	0.994362	Council District	1	Community Planning Area(s)	West Mesa
Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	Pre-IDO Zoning District	R-D
Pre-IDO Zoning Description		FEMA Flood Zone	X	Total Number of Dwelling Units	6
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_John_Stapleton_3/20/2025.jp g	03/20/2025 13:05	Stapleton, John		Uploaded via CSS

Note	Created By	Date and Time Created
1. Please outline and label the entire project site on the Zone Atlas map.	Renee Zamora	03/24/2025 11:34
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	03/24/2025 11:43

Invoice No.	Fee	Fee Amount	Amount Paid
March 26, 2025	City of Albuquerque		Page 1 of 2

PLAN SNAPSHOT REPORT (PA-2025-00060)

INV-00010929	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00010929		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/02/2025	Zoom

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/24/2025 11:46	
Associate Project Number v.1	Generic Action		03/24/2025 11:47
DFT Meeting v.1	Hold Meeting	03/24/2025 12:17	03/24/2025 12:16
Screen for Completeness v.1	Generic Action		03/24/2025 11:47
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Community Design Solutions

March 20, 2025

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for Sketch Plat Application – 4421 64th Street NW

Dear Development Facilitation Team,

Community Design Solutions, LLC (CDS), on behalf of the Albuquerque Greater Habitat for Humanity, submits this project description/justification letter per the City's sketch plat application requirements.

This request seeks to subdivide one 1-acre lot into six approximately 0.13-acre lots and dedicate a 44ft wide public right of way for a developer-funded stub street. The stub street will include developer-funded public water and public sewer main extensions. Thus, access and utilities will all be provided from the proposed stub street.

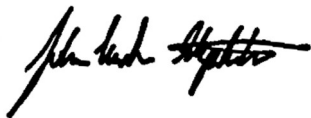
The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 20ft wide public water easement to provide a public waterline extension per a previously expired ABCWUA availability statement for this project (the ABCWUA availability statement is in the process of being renewed). Part of the public water easement coincides with a shared access easement which benefits proposed lots 1 and 2 in order to provide a shared driveway for the two lots. The public water easement is not in an HOA tract since the proposed 6-lot subdivision is likely too small to fund, operate, and maintain an HOA. A proposed 10ft wide PUE is provided around the proposed right of way.

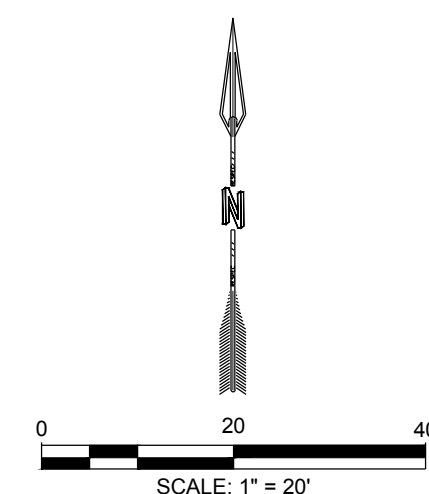
Per coordination with the City Hydrology section, the proposed stormwater runoff from the site will discharge into 64th Street, with the ultimate discharge point being Ladera Pond 16B (immediately east of Chaparral Elementary School). The owner will likely request fee-in-lieu for stormwater quality treatment since on-lot ponding is not typically allowed and there will be no HOA available to own and maintain an HOA pond.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Community Design Solutions, LLC

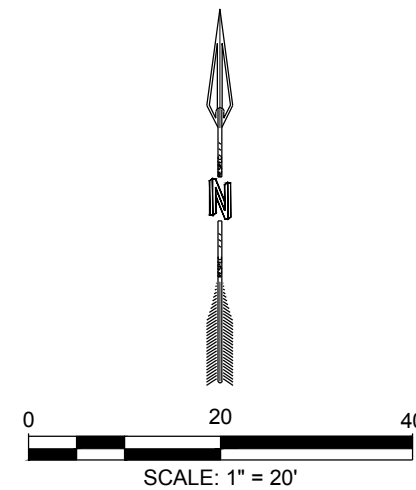
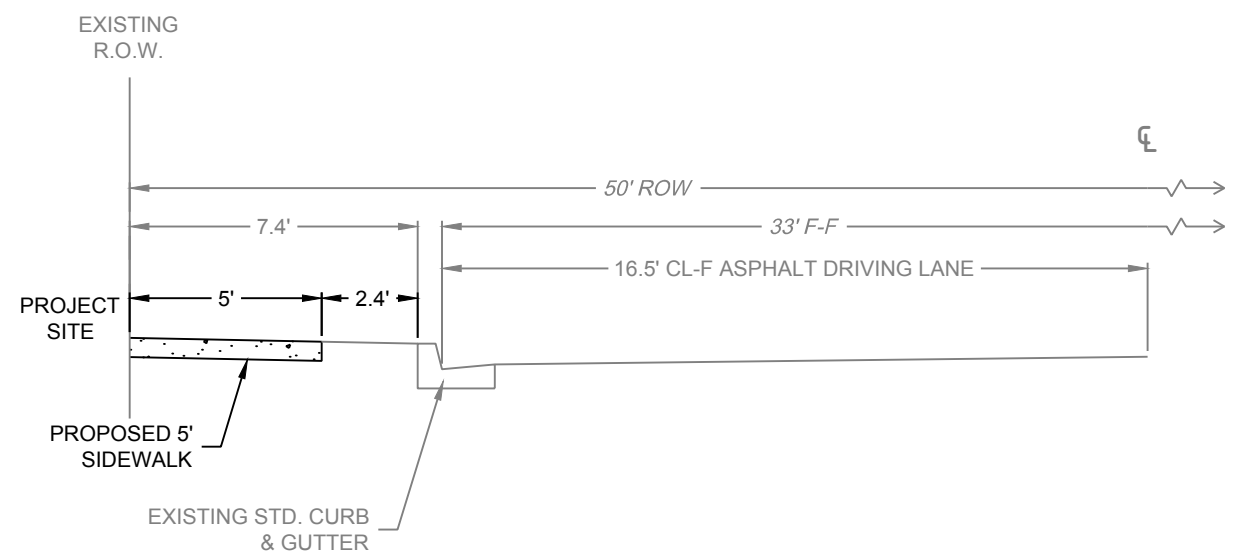
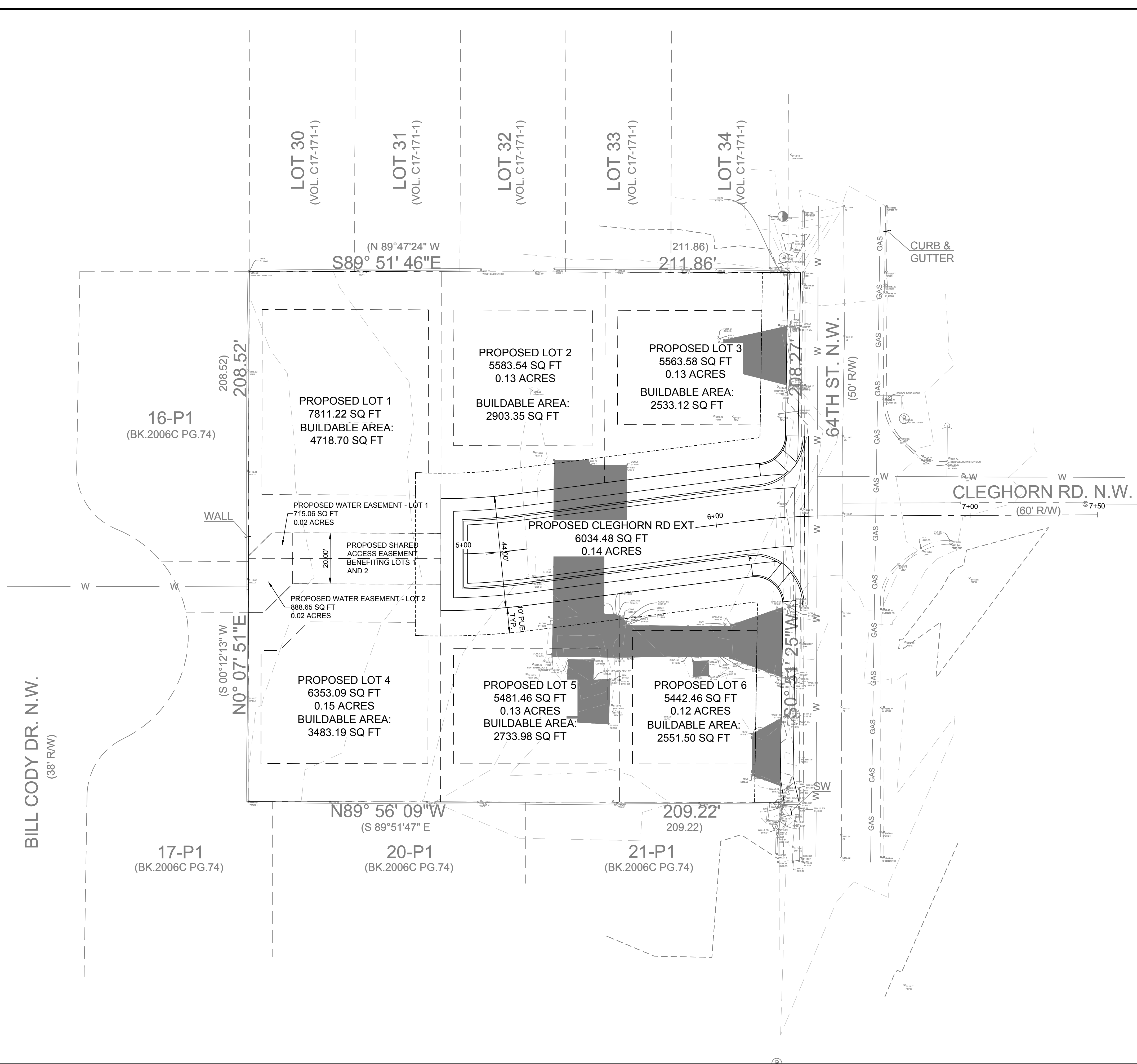


John Stapleton P.E.
CDS | Project Manager
505-545-9607



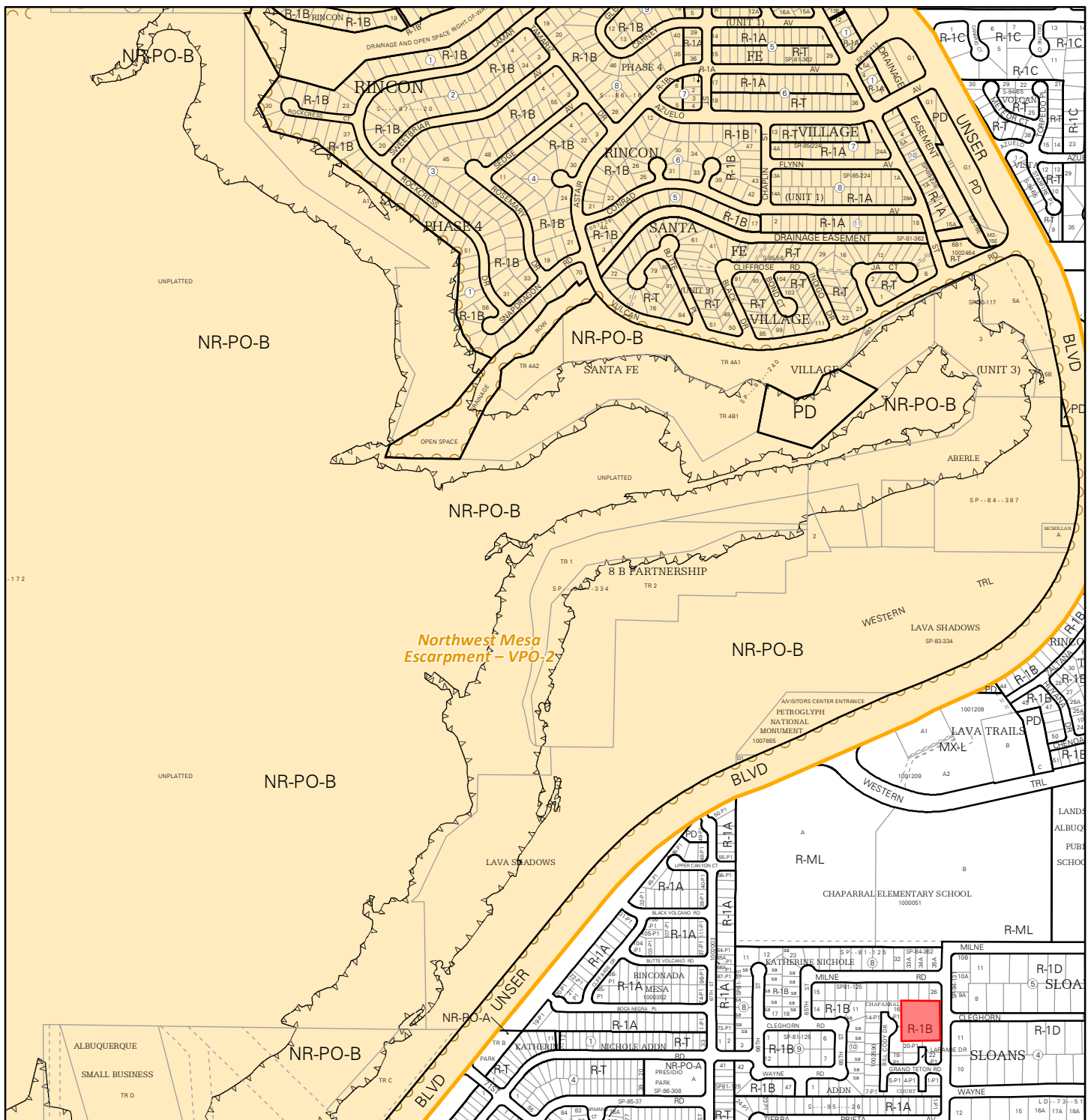
CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NAME: P:\Highlat for Humanity\256701 64th Subdivision\3 DWG\Exhibits\Sketch Plat.dwg PLOT DATE: Mar 20, 2025 11:37am



64th Subdivision
Sketch Plat
4421 64th Street NW

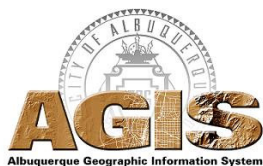
CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187



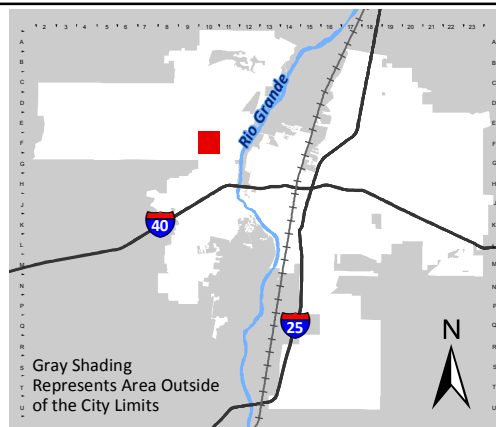
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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:
F-10-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

SITE

