



## PLAN SNAPSHOT REPORT PA-2025-00032 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2023-009264 (PR-2023-009264) **App Date:** 02/24/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 08/23/2025  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Divide existing four lots into eight bringing them into the similar size as the surrounding neighborhood. Provide a private access easement through the 912 11th St. Lot and provide a utility easements within that same easement.

<b>Parcel:</b> 101305851426044936	<b>Address:</b> 912 11Th St Nw Albuquerque, NM 87102	<b>Zone:</b>
101305851425444937	906 11Th St Nw Albuquerque, NM 87102	
101305851325044938	914 11Th St Nw Albuquerque, NM 87102	
101305851324544939 Main	902 11Th St Nw Main Albuquerque, NM 87102	

**Agent**  
Chris Nayman Weller  
Home: (505) 878-0800  
Business: (505) 878-0800  
Mobile: (505) 440-6293

**Applicant**  
Treveston Elliott Architect  
1317 Stagecoach Road SE  
Albuquerque, NM 87123  
Business: (505) 259-4617  
Mobile: (505) 259-4617

### Plan Custom Fields

Existing Project Number	NA	Existing Zoning	R-1A - Residential - Single-Family - Small Lot	Number of Existing Lots	4
Number of Proposed Lots	8	Total Area of Site in Acres	1.4	Site Address/Street	902 / 906 / 912 / 914 11th Street N.W. Albuquerque New Mexico 87102
Site Location Located Between Streets	Mountain and Lomas	Case History	NA	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	5900	Square Footage of Proposed Buildings	9000	Lot and/or Tract Number	4, 5, 1, 2, 3
Block Number	0000	Subdivision Name and/or Unit Number	MIDVALE	Legal Description	MIDVALE SUBD SO 45FT OF LOT 4, * 003 MIDVALE SUBD, * 002 MIDVALE SUBD, * 001 MIDVALE SUBD
Existing Zone District	R-1A	Zone Atlas Page(s)	J-13	Acreage	0.2433, 0.3099, 0.3214, 0.3329
Calculated Acreage	0.3177699, 0.29654363, 0.32678799, 0.40417713	Council District	2	Community Planning Area(s)	Central ABQ
Character Protection Overlay	Downtown Neighborhood Area – CPO-3	Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential
IDO Use Development Standards Name	Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Manzano Court Historic District, Valley	Drainage Area		IDO Use Development Standards Subsection	Carports (Prohibitions) (5-5), Maximum Wall Height (Restrictions) (5-7), Primary Building Stepback (5-11), Electronic Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), Site

# PLAN SNAPSHOT REPORT (PA-2025-00032)

Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	Downtown Neighborhood Area – CPO-3	IDO Use Specific Standards Subsection	Car Wash (Prohibitions) (4-3(D)), Light Vehicle Fueling Station (Prohibitions/Restrictions) (4-3(D)), Light Vehicle Repair (Prohibitions) (4-3(D)), Light Vehicle Sales and Rental (Prohibitions) (4-3(D)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail (Restrictions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions/Restrictions) (4-3(F)), Dwelling Unit, Accessory (P) (4-3(F))
IDO Administration & Enforcement Name	Downtown Neighborhood Area – CPO-3	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6)	Pre-IDO Zoning District SU-2
Pre-IDO Zoning Description	DNA-SF	State or National Historic Register	MANZANO COURT HISTORIC DISTRICT	FEMA Flood Zone X
Total Number of Dwelling Units	0	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_Treveston_Elliott_2/24/2025.jpg	02/24/2025 11:18	Elliott, Treveston		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006884	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00006884		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/19/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/03/2025 12:21	03/06/2025 8:04
Associate Project Number v.1	Generic Action		03/03/2025 12:21
DFT Meeting v.1	Hold Meeting	03/03/2025 12:28	03/03/2025 12:28
Screen for Completeness v.1	Generic Action		03/06/2025 8:04
Verify Payment v.1	Generic Action		03/06/2025 8:04

Application Review v.1	
Sketch Plat/Plan Review v.1	Receive Submittal
DFT Comments Submittal v.1	Generic Action

## TREVESTON ELLIOTT ARCHITECT

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1317 Stagecoach Rd. SE  
ALBUQUERQUE NM  
87123

o 505.246.9608

www TEarchitect.com

**PROJECT: 11th Street Lot Split**

**DATE: 2/24/2025**

### **Project Addresses:**

902 / 906 / 912 / 914 11th Street N.W.  
Albuquerque New Mexico 87102

Divide existing four lots into eight bringing them into a similar size as the surrounding neighborhood to allow them to be developed into single family residences with the possibility of an additional dwelling unit on each of the new lots.

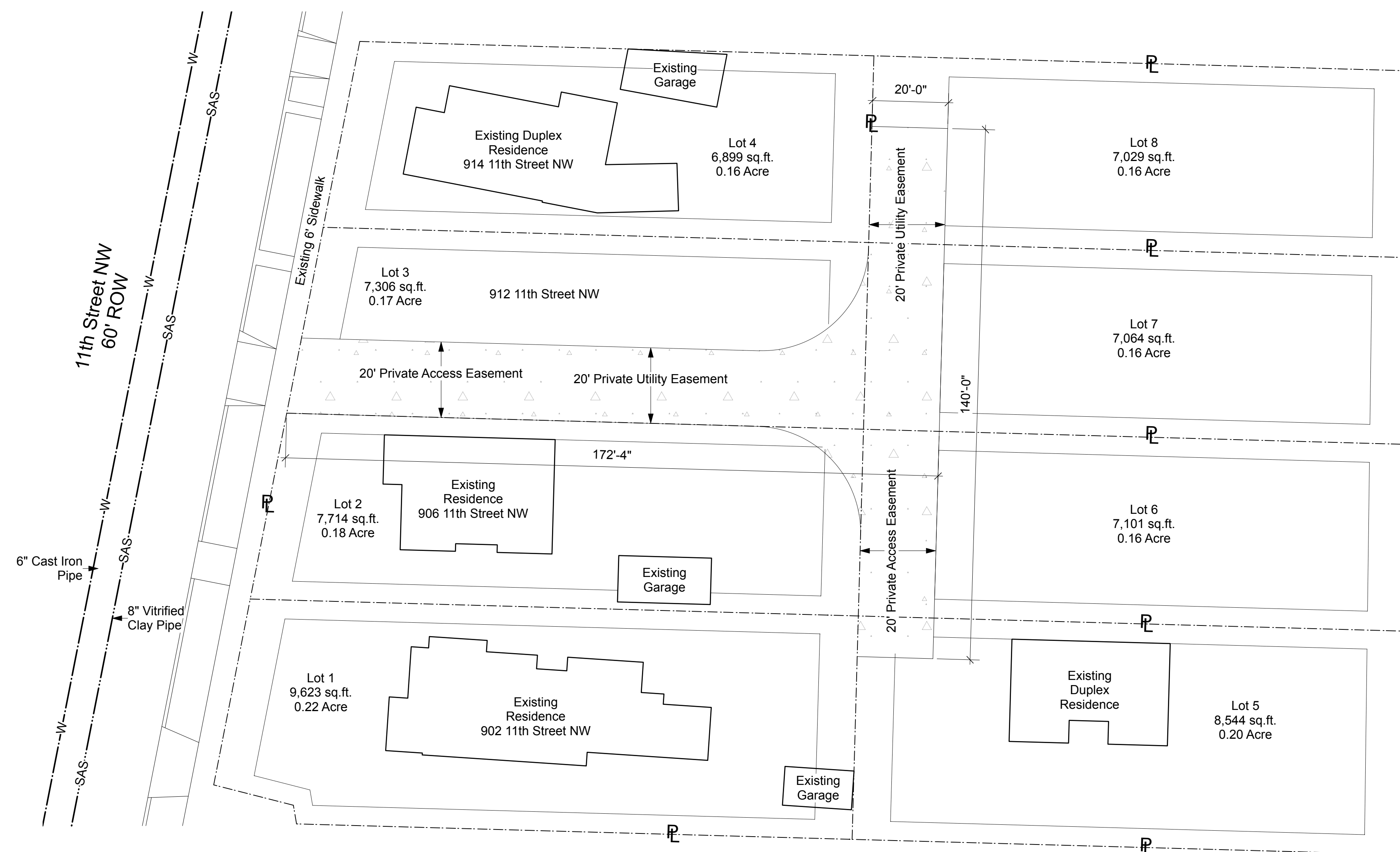
As the lots stand today they are more than twice the size of any surrounding lot. We will divide them into 8 lots bringing them into the same size range as the surrounding area.

We will provide a private access easement through the 912 11th St. Lot and provide a utility easements within that same easement to all of the new lots.

The three houses that are on the existing lots will remain with no change to the structures or how they are accessed from the street.

Thank You

Treveston Elliott Architect



## 1 PROJECT SUMMARY











Divide existing four lots into eight bringing them into the similar size as the surrounding neighborhood. Provide a private access easement through the 912 11th St. Lot and provide a utility easements within that same easement.

## 2 PROJECT INFORMATION

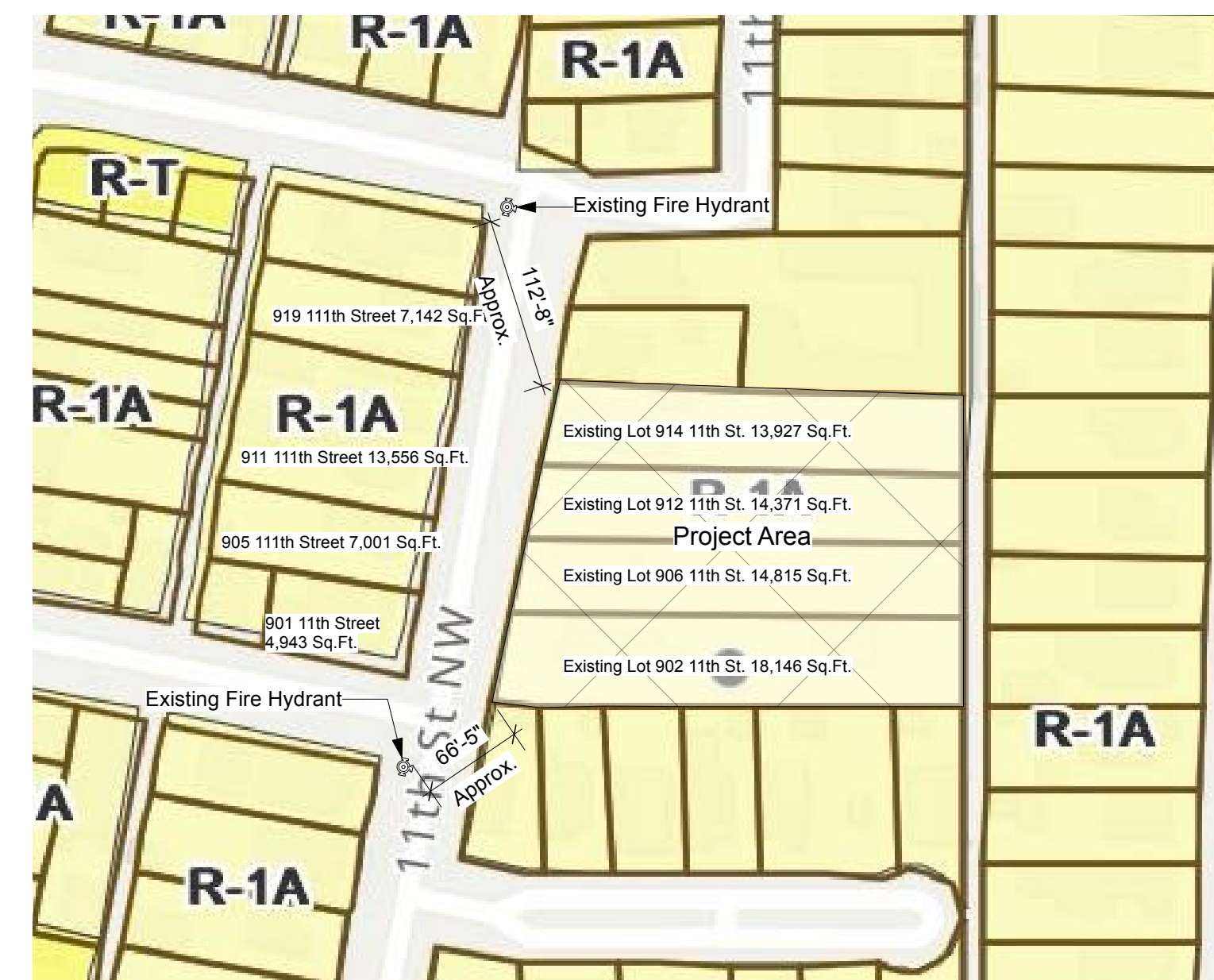
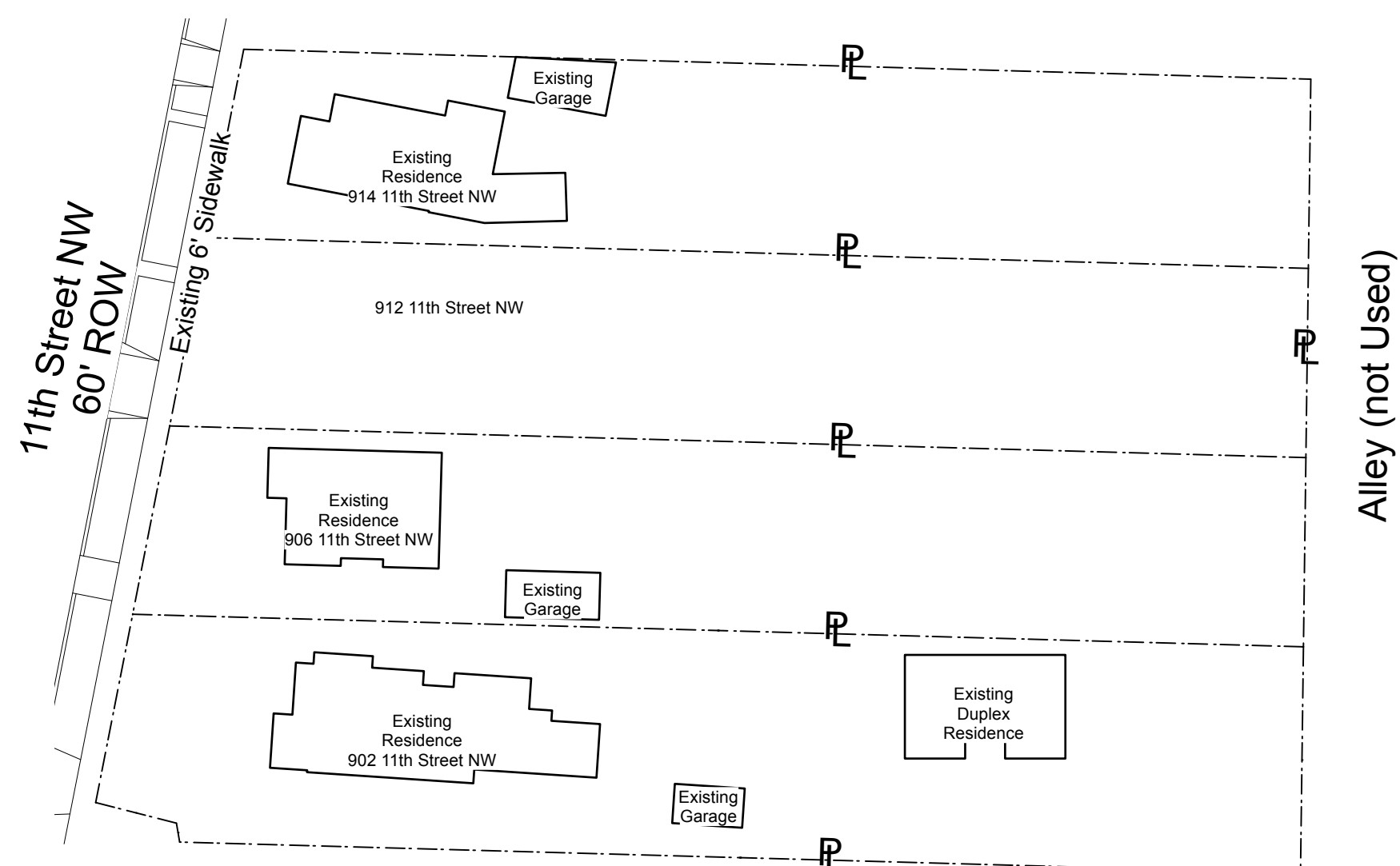
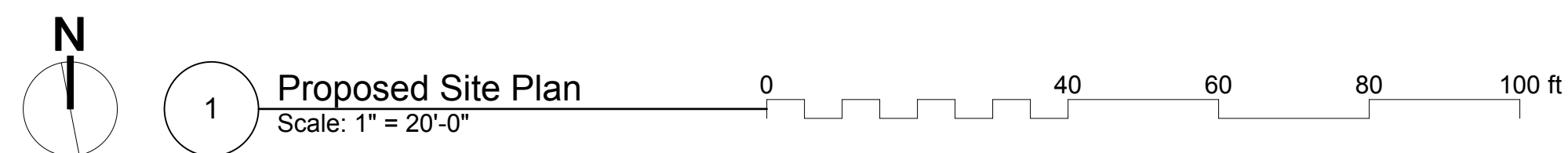
PROJECT ADDRESS

902 / 906 / 912 / 914 11th Street N.W.  
Albuquerque New Mexico 87102

## 1 LEGEND

	DOUBLE CLEAN OUT
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	ELECTRICAL LINE
	NEW WATER LINE
	NEW SEWER LINE
	NEW GAS LINE
	NEW ELECTRICAL LINE
	NEW COMMUNICATIONS LINE

Alley (not Used)



## CONTEXTUAL LOT SIZE

Average lot size of properties fronting area of work.

8,160.5 sq.ft.

75% = 6,120 sq.ft.  
125% = 10,200 sq.ft.

## NEW LOT AREA

Lot 1 = 9,623 sq.ft.  
Lot 2 = 7,714 sq.ft.  
Lot 3 = 7,306 sq.ft.  
Lot 4 = 6,899 sq.ft.  
Lot 5 = 8,544 sq.ft.  
Lot 6 = 7,101 sq.ft.  
Lot 7 = 7,064 sq.ft.  
Lot 8 = 7,029 sq.ft.

IREVESTON ELLIOTT  
ARCHITECT  
1247 STACECOWBOY ROAD SE

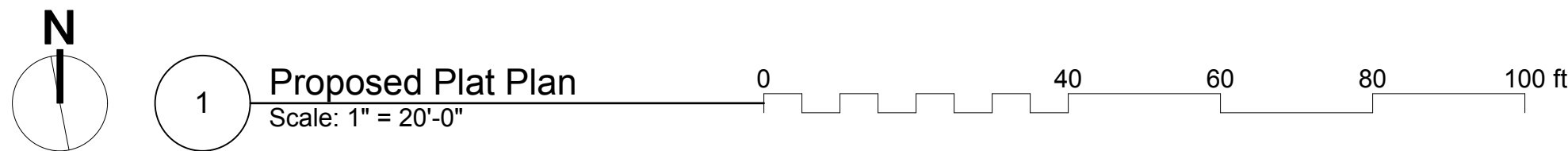
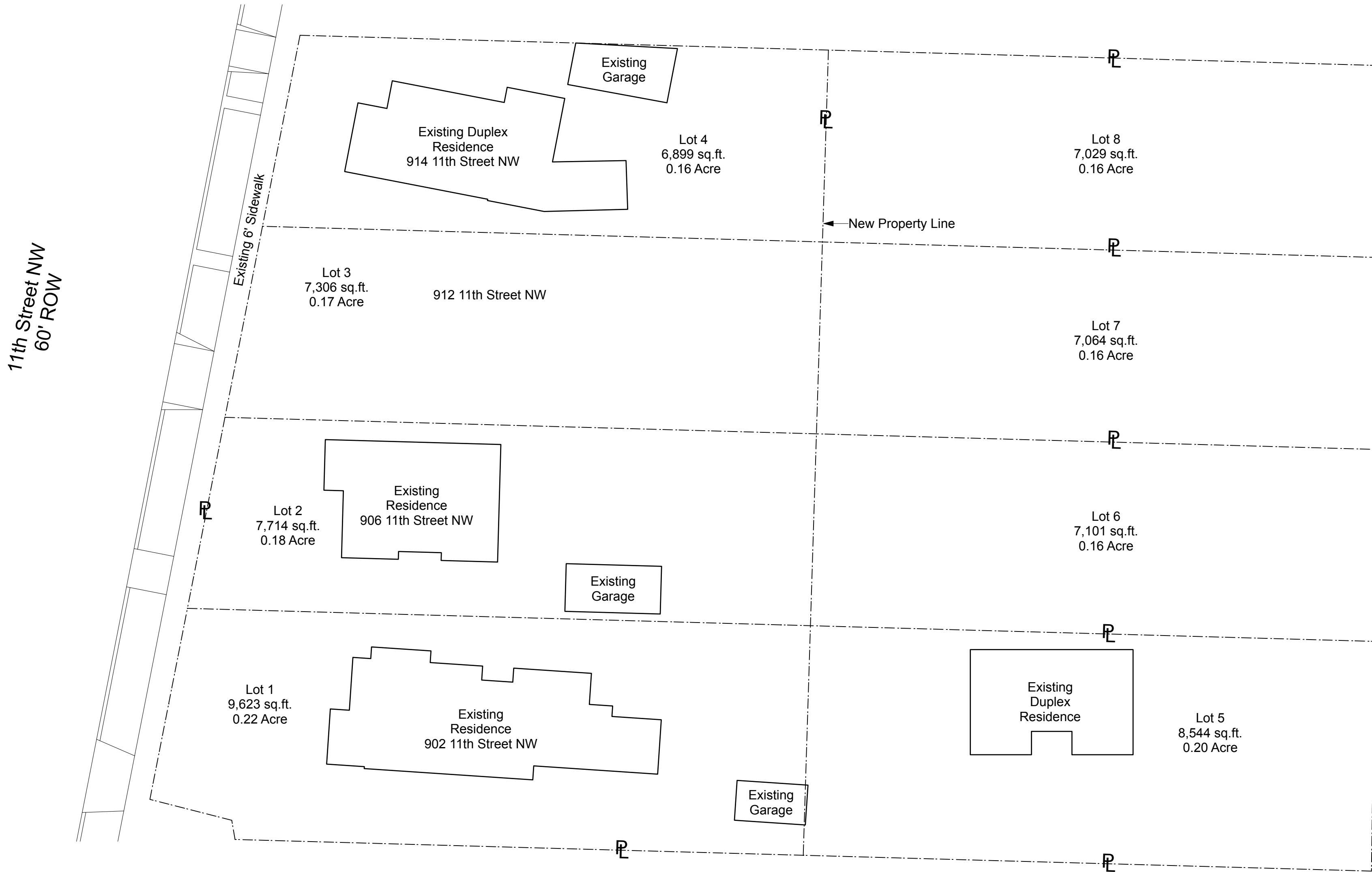
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**11th Street**  
902/906/912/914 11th Street  
ALBUQUERQUE, NEW MEXICO 87102

Date: February 24, 2025

Sheet: Site Plan

A-090



# 1 LEGEND

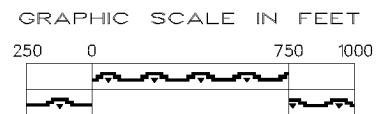
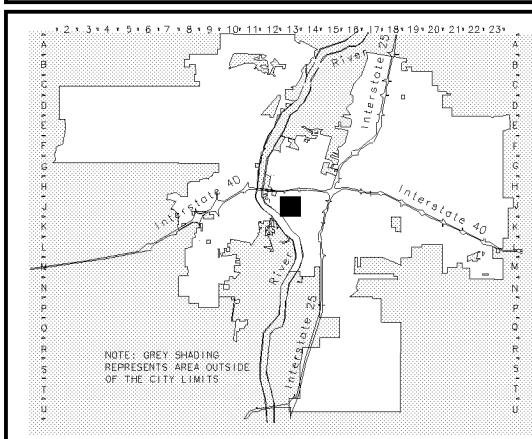
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11th Street  
902/906/912/914 11th Street  
ALBUQUERQUE, NEW MEXICO 87102

Date: February 24, 2025  
Sheet: Plot Plan





Zone Atlas Page

J-13-Z

Map Amended through December 03, 2004