



## PLAN SNAPSHOT REPORT PA-2025-00245 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2025-020100 (PR-2025-020100) **App Date:** 08/11/2025  
**Work Class:** Sketch Plan **District:** City of Albuquerque **Exp Date:** 02/07/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Proposed replat of lots 5 Block 1, Unit 1 into 2 new lots. **Expire Date:**

<b>Parcel:</b> 101306119032120405	Main	<b>Address:</b> 4117 Rio Grande Blvd Nw Albuquerque, NM 87107	<b>Zone:</b>
		4117 Rio Grande Blvd Nw Albuquerque, NM 87107	Main

Surveyor  
Robert Fierro  
3201 4th Street NW Suite C  
Suite C  
Albuquerque, NM 87107  
Business: (505) 352-8930  
Mobile: (505) 503-9546

Applicant  
Veronica Herrera  
3201 4th St. NW Suite C Suite  
C  
Albuquerque, NM 87107  
Business: (505) 352-8930

### Plan Custom Fields

Existing Project NumberNA	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots1
Number of Proposed Lots2	Total Area of Site in Acres	2.636	Site Address/Street 4117 Rio Grande Blvd. NW
Site Location Located Between Streets	Case History	NA	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings	Square Footage of Proposed Buildings	7309	Lot and/or Tract Number5, 6
Block Number1	Subdivision Name and/or Unit Number	DIETZ FARMS UNIT 1	Legal Description LTS 5 & 6 BLK 1 PLAT OF UNIT NO. 1 DALE J. BELLAMAH'S DIETZFARMS
Existing Zone District	Zone Atlas Page(s)	R-A F-13	Acreage2.61
Calculated Acreage	Council District	3.09236 2	Community Planning Area(s)Near North Valley
Character Protection Overlay	Development Area(s)	Rio Grande Boulevard – CPO-11 Consistency	Current Land Use(s) 01   Low-density Residential
Balloon Landing Preferred Area	IDO Use Development Standards Name	Within Balloon Landing Area Rio Grande Boulevard – CPO-11, Valley Drainage Area, Rio Grande Boulevard – CPO-11	IDO Use Development Standards Subsection Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2), Primary Building Stepback (5-11)
Pre-IDO Zoning District RA-2	Pre-IDO Zoning Description		State or National Historic Register DIETZ, ROBERT FARMHOUSE
Major Street Functional 3 - urban minor arterial Classification	FEMA Flood Zone	X, AH	Total Number of Dwelling Units 0
Total Gross Square Footage2	Total Gross Square Footage4	0	Total Gross Square Footage 0
Total Gross Square Footage3			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Veronica_Herrera_8/11/2025.jpg	08/11/2025 11:34	Herrera, Veronica		Uploaded via CSS

# PLAN SNAPSHOT REPORT (PA-2025-00245)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00040922	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00040922		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/20/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		08/12/2025 11:02	
Associate Project Number v.1	Generic Action		08/12/2025 11:02
DFT Meeting v.1	Hold Meeting	08/13/2025 8:13	08/13/2025 8:14
Screen for Completeness v.1	Generic Action		08/13/2025 8:14
Verify Payment v.1	Generic Action		08/13/2025 8:14
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



Fierro & Company

3201 4<sup>TH</sup> Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930

August 11, 2025

City of Albuquerque

Development Review Services - Development Facilitation Team (DFT)

RE: Sketch Plat

Proposed Lot Consolidation of Lot 5 Blk 1, Unit I Dale J. Bellamah's Dietz Farm

On behalf of 4117 Rio Grande LLC, Fierro & Company as their agent is requesting a sketch plat review of the proposed replat of Lot 5, Block 1, Unit 1, Dale J. Bellamah's Dietz Farm, zoned R-A and located at 4117 Rio Grande Blvd. NW. The proposed replat will create two lots from one and will facilitate further residential development on the proposed lot 5A while retaining the house at proposed lot 5B. The existing water well on the original lot 5 will remain in use by lot 5B and will be granted an easement for its continued use and maintenance from proposed Lot 5A.

Thank you,

Veronica Herrera

Fierro & Company





PLAT OF  
LOTS 5-A AND 5-B, BLOCK 1,  
UNIT NO. 1, DALE J. BELLAMAH'S  
DIETZ FARMS  
ALBUQUERQUE, NEW MEXICO  
AUGUST 2025

NEW EASEMENTS:

1 30'X20' PRIVATE WATER WELL EASEMENT



LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- — — ELIMINATED LOT LINE



Fierro & Company

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PH 505.352.8930 ww.fierrocompany.com



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**SITE PLAN EXHIBIT  
LOTS 5-A AND 5-B, BLOCK 1,  
UNIT NO. 1, DALE J. BELLAMAH'S  
DIETZ FARMS  
ALBUQUERQUE, NEW MEXICO  
AUGUST 2025**

**NOTES:**

- 1) PROPOSED WATER AND SEWER SERVICES FOR LOT 5-A WILL TIE INTO THE PUBLIC WATER AND SEWER ON ARBORDALE LANE.
- 2) PROPOSED WATER AND SEWER SERVICES FOR LOT 5-B WILL TIE INTO THE PUBLIC WATER AND SEWER LOCATED ON ARBORDALE LANE. 12' PRIVATE WATER AND SEWER EASEMENT WILL BE GRANTED ALONG THE NORTH BOUNDARY OF EXISTING LOT 6 AS SHOWN.
- 3) EXISTING BARN WILL BE DEMOLISHED.
- 4) ARBORDALE LANE ROAD EXISTING ROAD IMPROVEMENTS INCLUDE A 20'-24' ASPHALT ROAD WITH PUBLIC UTILITIES
- 5) RIO GRANDE BLVD. EXISTING ROAD IMPROVEMENTS INCLUDES APPROXIMATELY 40' ASPHALT ROAD, PUBLIC UTILITIES, PEDESTRIAN TRAIL,

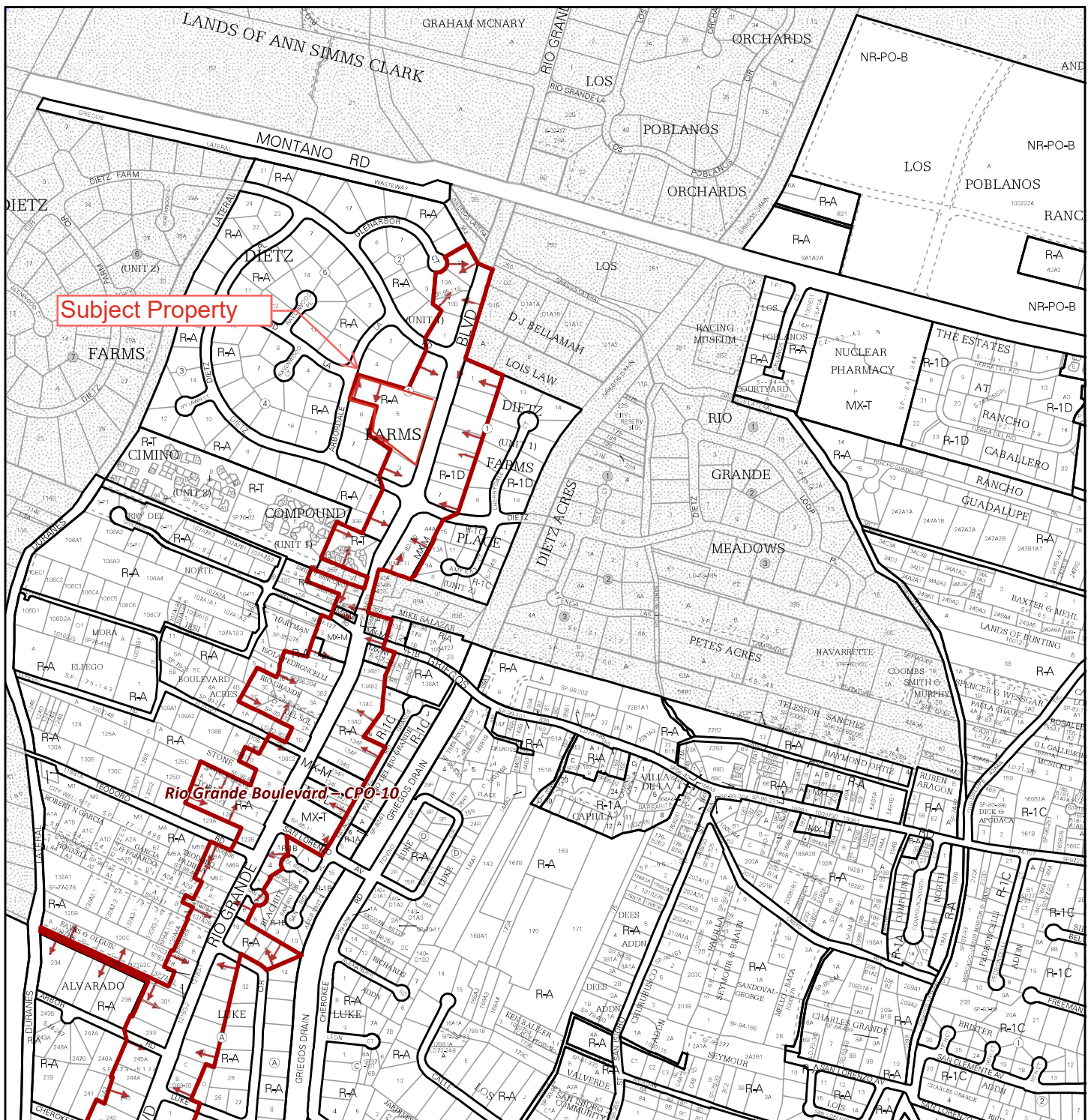


**Fierro & Company**

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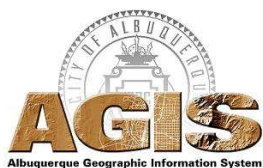
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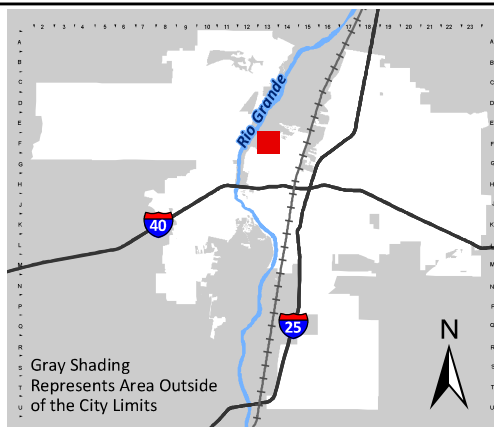


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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-13-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