

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

Pre-Application Review PR-2025-020100 (PR-2025-020100) 08/11/2025 Plan Type: Project: App Date:

Work Class: Sketch Plan District: City of Albuquerque 02/07/2026 Exp Date:

In Review 0.00 NOT COMPLETED Status: Square Feet: Completed:

\$0.00 Valuation: Assigned To: Approval **Expire Date:**

Description: Proposed replat of lots 5 Block 1, Unit 1 into 2 new lots.

101306119032120405 Main Zone: Parcel: Address: 4117 Rio Grande Blvd Nw

Albuquerque, NM 87107

4117 Rio Grande Blvd Nw Albuquerque, NM 87107

Main

Surveyor Applicant Robert Fierro Veronica Herrera

3201 4th Street NW Suite C 3201 4th St. NW Suite C Suite

Suite C

Albuquerque, NM 87107 Albuquerque, NM 87107 Business: (505) 352-8930 Business: (505) 352-8930

Mobile: (505) 503-9546

Plan Custom Fields						
Existing Project NumberNA		Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots1		
Number of Proposed Lots	2	Total Area of Site in Acres	2.636	Site Address/Street	4117 Rio Grande Blvd. NW	
Site Location Located Between Streets	On Rio Grande Blvd betwee Dietz Farm Rd and Dietz Farm Pl	Case History	NA	Do you request an interpreter for the hearing?	No	
Square Footage of Existing Buildings	7309	Square Footage of Proposed Buildings	7309	Lot and/or Tract Number	5, 6	
Block Number	1	Subdivision Name and/or Unit Number	DIETZ FARMS UNIT 1	Legal Description	LTS 5 & 6 BLK 1 PLAT O UNIT NO. 1 DALE J. BELLAMAH'S DIETZFARMS	
Existing Zone District	R-A	Zone Atlas Page(s)	F-13	Acreage	2.61	
Calculated Acreage	3.09236	Council District	2	Community Planning Area(s)	Near North Valley	
Character Protection Overlay	Rio Grande Boulevard – CPO-11	Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential	
Balloon Landing Preferred Area	Within Balloon Landing Area	IDO Use Development Standards Name	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	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

08/11/2025 11:34 Herrera, Veronica Uploaded via CSS Signature_Veronica_Herrera_8/11/202

5.jpg

PLAN SNAPSHOT REPORT (PA-2025-00245)

Invoice No. Fee				Fee Amount	Amount Paid	
INV-00040922	Sketch Plat/Plan Fee			\$50.00	\$50.00 \$3.50 \$53.50 \$53.50	
	Technology Fee			\$3.50		
		Total for Invoice INV-00040922 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	
Application Screening v.1				08/12/2025 11:02		
Associate Project Number v.1		Generic Action			08/12/2025 1	11:02
DFT Meeting v.1		Hold Mee	Hold Meeting		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
Application Review	v.1					
Sketch Plat/Plan Review v.1		Receive	Submittal			
DFT Comments Submittal v.1		Generic /	∆ction.			



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

SUBDIVISION DATA

- 1. ZONE ATLAS MAP NO. F-13.
- 2. GROSS SUBDIVISION ACREAGE: 2.636 ACRES.
- 3. TOTAL NUMBER OF EXISTING LOTS: TWO (1) LOTS
- 4. TOTAL NUMBER OF NEW LOTS: THREE (2) LOTS.
- 5. DATE OF SURVEY: AUGUST 2025

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW LOTS FROM ONE (1) EXISTING LOT.

NOTES

- 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
- 2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
- 3. GROUND TO GRID SCALE FACTOR USED IS 0.99968225.
- 4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE PROPERTIES SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

DESCRIPTION

LOTS NUMBERED FIVE (5) IN BLOCK NUMBERED 1 OF UNIT NO. 1, DALE J. BELLAMAH'S DIETZ FARMS, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1962.

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES. VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS. WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB. CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING. OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

<u>DISCLAIMER:</u>

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE—PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FREE CONSENT

SURVEYED AND RE-PLATTED AND NOW COMPRISING.

"PLAT OF LOTS 5-A, 5-B, AND 6-A, BLOCK 1, UNIT NO. 1, DALE J. BELLAMAH'S DIETZ FARMS", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

OWNER: 4117 RIO GRANDE, LLC

BY: JEFF LESLIE
TITLE: OWNER

SIGNATURE .

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.

COUNTY OF_____)

ON THIS _____, DAY OF ______, 2025, BEFORE ME

PERSONALLY APPEARED

BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION

EXPIRES: _______

NOTARY PUBLIC

APPLICATION NO. : DHO APPROVAL DATE: UTILITY APPROVALS: DATE PNM ELECTRIC SERVICES NEW MEXICO GAS COMPANY DATE DATE CENTURY LINK COMCAST DATE CITY APPROVALS: CITY SURVEYOR DATE TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE A.B.C.W.U.A. DATE PARKS & RECREATION DEPARTMENT DATE DATE A.M.A.F.C.A. HYDROLOGY DATE DATE CODE ENFORCEMENT PLANNING DEPARTMENT DATE CITY ENGINEER DATE TREASURER'S OFFICE CERTIFICATION THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: __ PROPERTY OWNER OF RECORD _____

PLAT OF

LOTS 5-A AND 5-B, BLOCK 1,

UNIT NO. 1, DALE J. BELLAMAH'S

DIETZ FARMS

ALBUQUERQUE, NEW MEXICO

AUGUST 2025

PROJECT NO. :

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909



Date

Fierro&Company

ENGINEERING | SURVEYING

SHEET 1 OF 2

BERNALILLO COUNTY

TREASURER'S OFFICE

PROJECT NO. 25018

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107 PH 505.352.8930 ww.fierrocompany.com

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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

NO0°00'00"E, 00.00' MEASURED BEARING & DISTANCE

--- ELIMINATED LOT LINE



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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

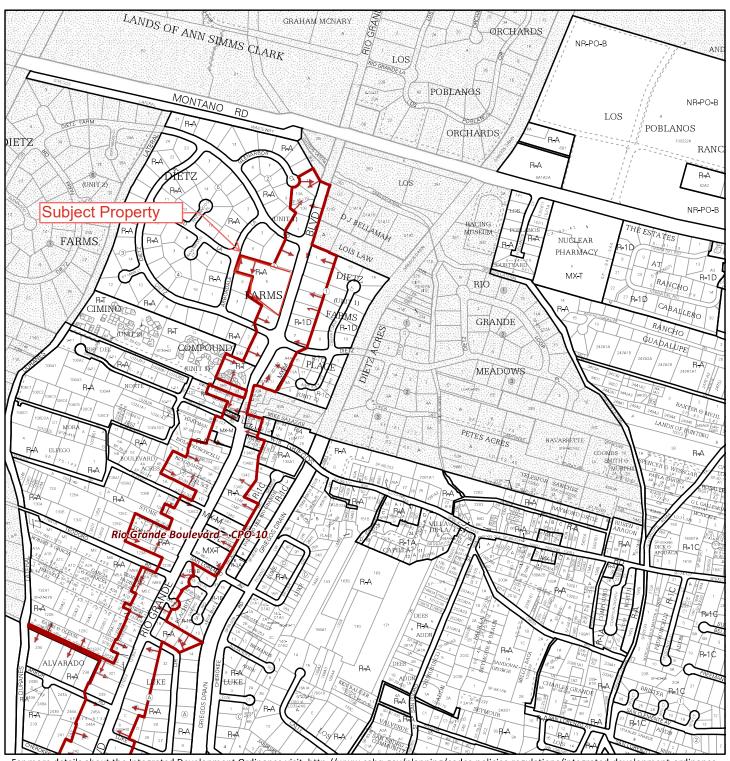
NOTES:

- 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,



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

