



# PLAN SNAPSHOT REPORT MINOR\_PLT-2026-00022 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Minor Plat	<b>Project:</b> PR-2025-020158 (PR-2025-020158)	<b>App Date:</b> 04/21/2026
<b>Work Class:</b> Minor Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Zamora, Renee	<b>Approval Expire Date:</b>

**Description:** Adjust common lot line between Lot 2 & 3, Block G, Altura Addition.

<b>Parcel:</b> 101705805040820811	<b>Address:</b> 1619 Solano Dr Ne Albuquerque, NM 87110	<b>Zone:</b>
101705805041620812      Main	3812 Hannett Ave Ne      Main Albuquerque, NM 87110	

<b>Applicant</b> Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903	<b>Owner/Developer</b> Kristin Vaitkus-Tuttle Home: (505) 362-8903	<b>Agent</b> JAG PLANNING & ZONING JUANITA GARCIA & ANDREW GARCIA PO Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903	<b>Surveying Firm</b> TERRA LAND SURVEYS CHRIS MEDINA PO BOX 2532 CORRALES, NM 87048 Business: (505) 792-0513
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**Plan Custom Fields**

Existing Project Number PR-2025-020158	Existing Zoning R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots 2
Number of Proposed Lots 2	Total Area of Site in Acres 0.3426	Site Address/Street 3812 Hannett Ave NE and 1619 Solano Dr NE
Site Location Located Between Streets Solano DR NE and Hermosa DR NE	Case History PA-2025-00392	Do you request an interpreter for the hearing? No
Lot and/or Tract Number 2	Block Number G	Subdivision Name and/or Unit Number ALTURA ADDN
Legal Description LT 3 BLK G ALTURA ADDITION, * 002 G ALTURA ADDN	Existing Zone District R-1B	Zone Atlas Page(s) J-17
Acreage 0.1653, 0.1893	Calculated Acreage 0.15814458, 0.17427548	Council District 7
Community Planning Area(s) Near Heights	Development Area(s) Consistency	Current Land Use(s) 01   Low-density Residential
Corridor Type Major Transit (MT) Area	Pre-IDO Zoning District R-1	Pre-IDO Zoning Description
FEMA Flood Zone X	Total Number of Dwelling Units 0	Total Gross Square Footage 0
Total Gross Square Footage3 0	Total Gross Square Footage4 0	Total Gross Square Footage2 0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_4/21/2026.jpg	04/21/2026 14:53	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/22/2026 11:46

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00091088	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Minor Plat Fee	\$300.00	\$300.00
	Technology Fee	\$35.00	\$35.00
	Proposed Lot Fee - Minor	\$150.00	\$150.00
<b>Total for Invoice INV-00091088</b>		<b>\$535.00</b>	<b>\$535.00</b>

# PLAN SNAPSHOT REPORT (MINOR\_PLT-2026-00022)

NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Technology Fee	\$0.00	\$0.00
	<b>Total for Invoice NOT INVOICED</b>	\$0.00	\$0.00
	<b>Grand Total for Plan</b>	<b>\$535.00</b>	<b>\$535.00</b>

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	05/06/2026	Scheduled	Minor Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		04/22/2026	11:45
Associate Project Number v.1	Generic Action		04/22/2026 11:45
Screen for Completeness v.1	Generic Action		04/22/2026 11:45
Verify Payment v.1	Generic Action		04/22/2026 15:43
<b>Application Review v.1</b>		04/22/2026	15:43
DHO Hearing v.1	Hold Hearing	04/22/2026	15:43
Minor Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
<b>Conditions of Approval v.1</b>			
Add in Conditions of Approval v.1	Generic Action		
<b>Signature v.1</b>			
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Latest PLAT Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Change Plan Approval Expiration Date v.1	Generic Action		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
<b>Linked Applications v.1</b>			
Linked Major Final Plat v.1	Create Plan Case		



JAG JAG <jag@jagpandz.com>

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## DXF for Kristin Tuttle

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Piaso, Reynelda <rpiaso@cabq.gov>

Fri, Apr 17, 2026 at 2:48 PM

To: JAG JAG <jag@jagpandz.com>, Planning Plat Approval <platgisreview@cabq.gov>, "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Hello Juanita and Andrew,

The DXF for PR-2025-020158 – Lots 2A and 3A, Block G, Altura Addition– has been approved. This email will notify the DHO office.

Thank you

-Shane

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**From:** JAG JAG <jag@jagpandz.com>

**Sent:** Friday, April 17, 2026 12:36 PM

**To:** Planning Plat Approval <platgisreview@cabq.gov>

**Subject:** Fwd: DXF for Kristin Tuttle

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Hello,

The surveyor confirmed the drawings and saw no issues with the DXF. Can you please clarify if you are still having issues?

Thank you.

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 1619 Solano DR NE - LOT 3, Block G, Altura Addition and 3812 HANNAH AVE NE, LOT 2 BLOCK G, Altura Addition PR-2025-00392

I - Hydrology: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section II)

- Sensitive Lands Analysis (5-2(C)) Approved X NA
Grading and Drainage Plan Approved X NA
AMAFCA Approved X NA
Bernalillo County Approved X NA
NMDOT Approved X NA
MRGDC Approved X NA

Reggie Cho 3/10/2026
Hydrology Department Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, please include them as part of your Form PLT submission and bypass the signature requirements for this section and go to section IV)

- Traffic Circulations Layout (TCL) Approved X NA
Traffic Impact Study (TIS) Approved X NA
Neighborhood Impact Analysis (NIA) Approved X NA
Bernalillo County Approved X NA
NMDOT Approved X NA

Ernest Armijo 3/11/2026
Transportation Department Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select and attach the executed document that provides the commitment of service (whichever is applicable).

- Availability Statement
Service Connection Agreement
Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project (to be completed by ABCWUA).

- Request for Availability is not applicable

Aryam Hernandez 4/20/2026
ABCWUA Date

- VI - Infrastructure Improvements Agreement (IIA\*) Approved
VII - AGIS (DXF File\*\*) Approved

VIII - Signatures on Plat:

- Owner(s) Yes
City Surveyor Yes
AMAFCA\*\*\* Yes NA
NM Gas\*\*\* Yes
PNM \*\*\* Yes
COMCAST\*\*\* Yes
MRGCD\*\*\* Yes NA

\* Prior to Final Plat submittals (include a copy of the recorded IIA)

\*\* DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

\*\*\* Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat applications



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April 20, 2026

Development Hearing Officer  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Jeffry and Kristin Tuttle, respectfully requests your review and approval of the proposed Minor Preliminary and Final Plat Application for the location of 3812 Hannett Ave NE and 1619 Solano DR NE, legally described as **Lots 2 and 3, Block G, Altura Addition**, containing approximately .3426 acres.

The applicant intends to adjust the common lot line between Lots 2 and 3 as shown on the plat. The proposed legal description for the new Lots will be **Lots 2A and 3A, Block G, Altura Addition Subdivision**. In addition, the applicant is requesting a Development Hearing Officer (DHO) determination of 1' to the Landscape/Buffer Zone requirements, established in Table 7.2.29 of the Development Process Manual (DPM).

Specifically, the application request consists of the following:

**Minor Subdivision Application:**

The property owners intend to adjust the common lot line between Lot 2 and Lot 3, Block G, Altura Addition. Both properties are currently developed with single-family dwelling units, and the applicant is renovating the existing dwelling on Lot 2 and needs additional space for the final renovation. No new easements are proposed with this plat application. The property is zoned R-1(B) and sketch plat comments provided on December 10, 2025, did not reference or require the applicant to meet Contextual Standards established for the immediate area, as identified within the Integrated Development Code (IDO). The subject area is not within an Overlay Zone.

The proposed Minor Preliminary and Final Plat meets Section 6-6(K)(3) of the IDO since all the comments have been addressed and comply with all applicable provisions of the

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IDO, the DPM, other adopted City regulations. All conditions specifically applied to this approval will be addressed prior to the recording of the plat.

### **DHO Determination to Landscape/Buffer Zone Requirements**

The applicant is also seeking a DHO determination from the 4'-6' wide Landscape/Buffer Zone which is expected to be constructed between the curb and the sidewalk along Hannett Ave NE and Solano Dr NE. The applicant had space to meet this requirement; however, the widening of the existing sidewalks limited the space for a Landscape/Buffer. Hannett Ave and Solano Dr were constructed prior to the adoption of the 2020 DPM and do not meet street width requirements to accommodate all the elements that are preferred for a street, as identified in Street Elements Table 7.2.29. This portion of Hannett Ave and Solano Drive will maintain at least a 1' wide landscape/buffer zone and is lacking 3' of landscape/buffer zone. The site is used for residential purposes and has ample space to provide landscape within the front yard to create a buffer between the dwelling and the street.

### **Sidewalk Improvement/Infrastructure List**

Comments from the sketch plat indicated that a 5' wide sidewalk would be required along both Hannett Ave NE and Solano DR NE. Since the property owner is currently renovating the dwelling unit on Lot 2, the applicant opted to remove and replace the existing sidewalks and replace them with 5' wide sidewalks, to meet the requirements of the DPM. The application includes photos of the sidewalks showing a wider sidewalk including the area adjacent to an existing fire hydrant. No other infrastructure improvements were required; therefore, an infrastructure list was not provided.

### **Neighborhood Association Notice**

Information provided by the Office of Neighborhood Coordination demonstrates four neighborhood associations adjacent to the subject site. Notices to affected neighborhood associations have been sent in compliance with requirements within the IDO. Any discussion with adjacent neighborhood associations will be available at the DHO meeting.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

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Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC



## LETTER OF AUTHORIZATION

**Subject Property:** 1619 Solano DR NE, legally described as Lot 3, Block G, Altura Addition, containing approximately .16 acres and 3812 Hannett Ave NE, legally described as Lot 2, Block G, Altura Addition, containing approximately .18 acres.

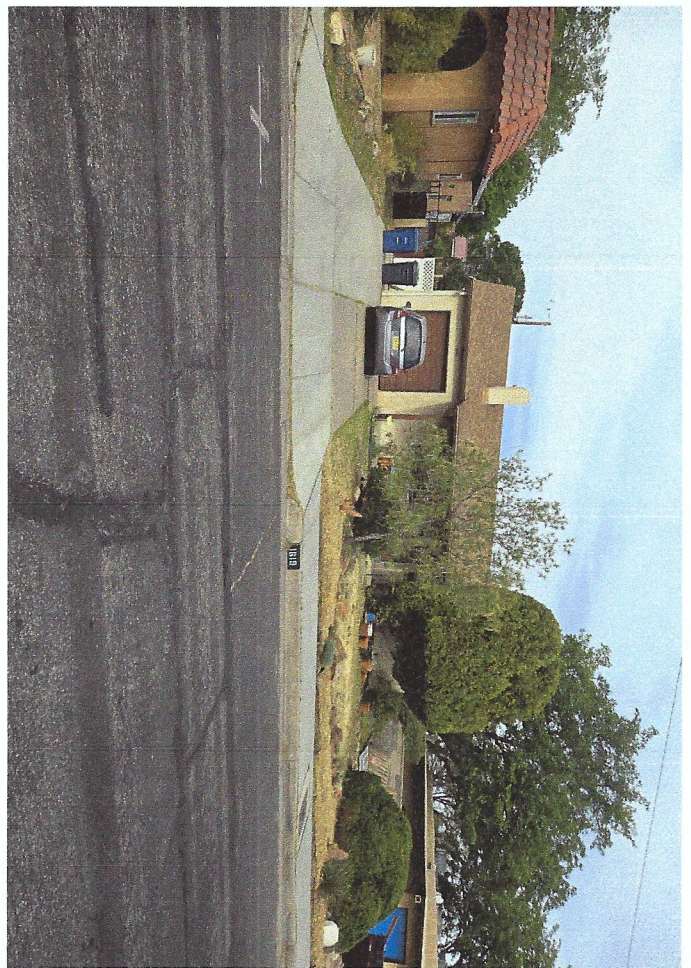
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

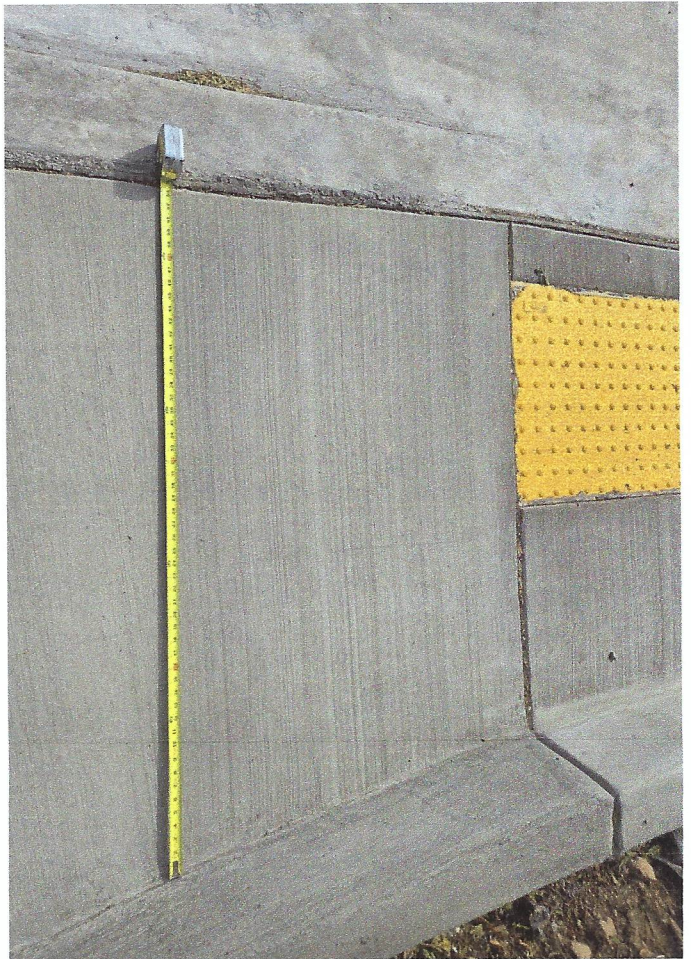
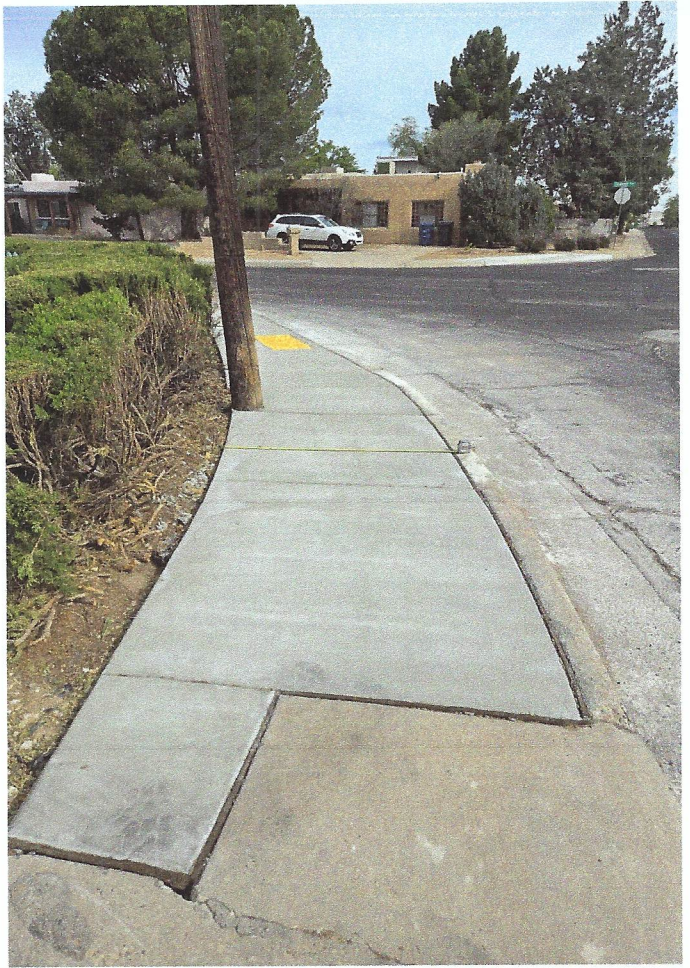
A handwritten signature in black ink, appearing to read "Kristin Vaitkus-Tuttle", written over a horizontal line.

Kristin Vaitkus-Tuttle

A handwritten date "20 APR 26" written in black ink above a horizontal line.

Date







## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**ZMEETING DATE:** 12/10/25 -- **AGENDA ITEM:** #12

**Project Number:** PR-2025-020158

**Application Number:** PA-2025-00392

**Project Name:** 1619 Solano Dr. NE

**Request:** *Sketch Plat*

*Interior lot line adjustment- Two lots into 2 lots*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

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*Items that need immediate attention are in orange type*

- This is a request for a Sketch Plat review involving a lot line adjustment that will reconfigure two existing lots into two newly defined lots, resolving the setback issues outlined in the justification letter.
- The subject property is currently identified as Lot 3, Block G of the Altura Subdivision, located at 1619 Solano Dr NE. Following the interior lot line adjustment, the reconfigured parcels will be designated as Lot 2A and Lot 3A, with Lot 2A increasing to 0.1897 acres and Lot 3A decreasing to 0.1529 acres.
- Hannett Avenue NE, which borders Lot 2, is designated as a Bike Route and classified as a Local Street under the Long-Range Roadway System (LRRS). The subject property is also **not** within any major center, corridor or Character Prospection Overlay zone.
- The subject property is located within an Area of Consistency and falls within the boundaries of the Near Heights Planning Area (CPA). Both lots 2 and 3 currently contain an existing, single-family home.

***\*See exhibits below***

*\*(See additional comments on next pages)*

- The subject property is zoned R-1B (Residential – Single-Family Zone District) and falls within the Altura Addition Neighborhood Association.
- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Both Solano Drive and Hannett Avenue NE are considered Local Streets and require a 5ft sidewalk width and a 4-6ft landscape buffer.

**\*Verification of required standards per the Transportation section.**




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**IDO/DPM COMMENTS**

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2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary					
See Table 5-1-1 for complete Dimensional Standards					
R-1 Sub-zone		A	B	C	D
<b>Site Standards</b>					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
<b>Setback Standards</b>					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum		Interior: 5 ft. Street side of corner lots: 10 ft.		10 ft.
F	Rear, minimum	10 ft.	15 ft.		
<b>Building Height</b>					
G	Building height, maximum		26 ft.		

## 4-2 ALLOWABLE USES

- Per Table 4-2-1, R-1B zone allows for a Dwelling, single-family detached.

## 4-3 USE-SPECIFIC STANDARDS

### 4-3(B) RESIDENTIAL USES

#### **4-3(B)(1) Dwelling, Single-family Detached**

## 5-1 DIMENSIONAL STANDARDS

### 5-1(C) RESIDENTIAL ZONE DISTRICTS

#### 5-1(C)(1) Residential Zone District Dimensional Standards for R-1B

## 5-2 SITE DESIGN AND SENSITIVE LANDS

### 5-2(B) APPLICABILITY

## 5-3 ACCESS AND CONNECTIVITY

## 5-4 SUBDIVISION OF LAND

### 5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

## 5-5 PARKING AND LOADING

5-5(B)(1)(a) Construction of a new primary building. Abide as per Table 5-5-1 for the intended use.

## 5-7 WALLS AND FENCES

## 5-8 OUTDOOR AND SITE LIGHTING

- **A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.**
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):  
<https://www.cabq.gov/planning/abq-plan/abq-plan>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):  
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to

the checklist of items for this application on Form S2, featured in the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)
  2. Zone Atlas Map sheet with the site highlighted and labeled
  3. Copy of the Plat
- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is **not** located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

#### 6-6(K) SUBDIVISION OF LAND – MINOR

- **If the proposed replat meets the applicability requirements below, it can be processed as a Minor Preliminary/Final Plat. Otherwise, it needs to be processed as a Major Preliminary Plat.**

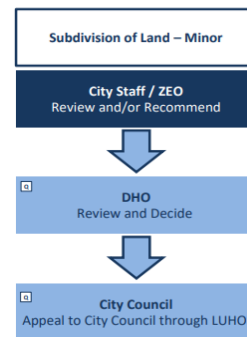
#### 6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

#### 6-6(K)(1) Applicability

This Subsection 14-16-6-6(K) applies to the review of an application for any of the following:

- 6-6(K)(1)(a) Approval of a subdivision of land within the City that:
1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
  2. Does not require any new streets.
  3. Does not require major public infrastructure.
  4. Does not create any lots that do not front on a public or private street previously approved by the City.
  5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
  6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
  7. Is on land zoned NR-BP with a Master Development Plan.
  8. Is on land zoned PC with a Framework Plan.
- 6-6(K)(1)(b) Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefited and burdened parties agree to the lot combination and easement termination.



- 6-6(K)(2) Procedure

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

- **These parcels are within the designated Fast Housing zones, so any future residential development on them can go through an expedited review process without additional fees.**

**\*\*\* Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. **The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.**
6. The title of the Plat or Infrastructure must follow the following naming scheme:
  - a. **Plat:** project number\_application number\_Plat\_Approved\_date of approval
  - b. **Infrastructure List:** project number\_application number\_IL\_Approved\_date of approval

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## DEFINITIONS

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**Subdivide** To divide or re-divide (sometimes referred to as “replat”) land into 2 or more parts or to consolidate 2 or more lots by whatever means to facilitate the present or future conveyance or other transfer of incidents of ownership or use.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 12/09/25

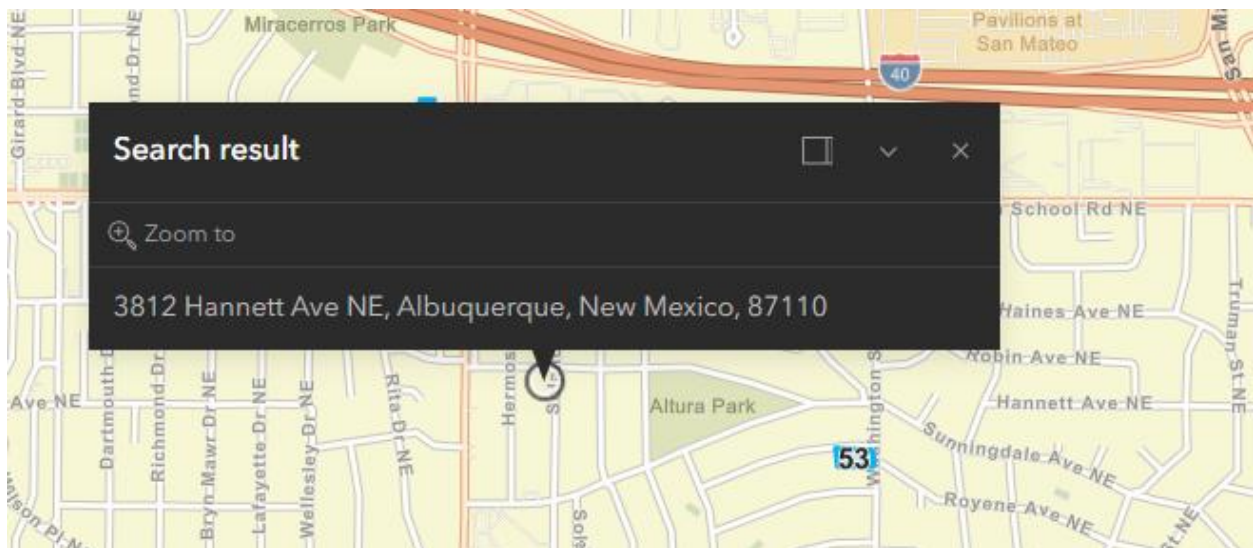
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Good morning,  
Thank you for your inquiry.

- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

[https://documents.cabq.gov/planning/IDO/O-25-73/IDO\\_2025\\_Update\\_Effective.pdf](https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf) (14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan when you are ready and upload this information in “other documents”



Should you require further assistance, please don't hesitate to contact us.

Thank you,



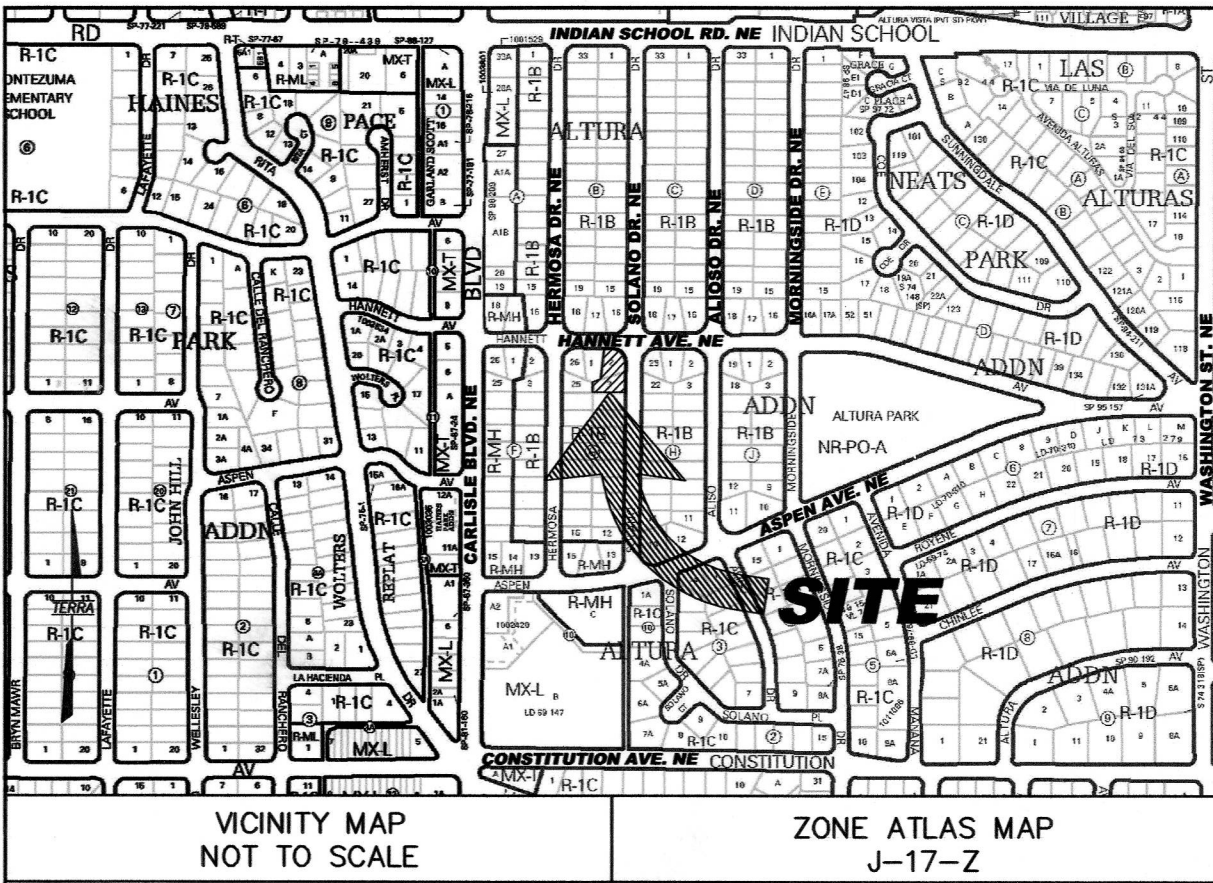
**RENEE ZAMORA**

Senior Administrative/Navigator

o 505-924-3358

e [rczamora@cabq.gov](mailto:rczamora@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)



**PURPOSE OF PLAT:**


THE PURPOSE OF THIS REPLAT IS TO DEFINE THE EXTERIOR BOUNDARIES AND TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, BLOCK G OF THE ALTURA ADDITION.

**SUBDIVISION DATA:**

DRB PROJ. NO. PR-2025-020158 GROSS SUBDIVISION ACREAGE 0.3426 ACRES  
 ZONE ATLAS INDEX NO. J-17-Z CURRENT ZONING R-1A  
 DATE OF SURVEY OCTOBER 2025  
 TOTAL NO. OF LOTS EXISTING 2  
 TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES  
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

**NOTES:**

- ALBUQUERQUE CONTROL STATIONS USED:
  - ALBUQUERQUE CONTROL STATION "12-J16 1990" DATA:  
 STANDARD 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)  
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,534,440.644 US SURVEY FEET Y=1,492,190.324 US SURVEY FEET  
 EL=5,160.901 US SURVEY FEET GROUND TO GRID FACTOR = 0.999669892  
 DELTA ALPHA = (-)0012'13.45"
  - ALBUQUERQUE CONTROL STATION "5-J17 1981" DATA:  
 STANDARD BRASS DISC (FOUND IN PLACE)  
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,535,961.937 US SURVEY FEET Y=1,489,988.28 US SURVEY FEET  
 EL=5,200.039 US SURVEY FEET GROUND TO GRID FACTOR = 0.999667655  
 DELTA ALPHA = (-)0012'02.76"
- FIELD SURVEY PERFORMED IN OCTOBER 2025.
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (S34°38'20"E).
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PANEL 351 OF 825, MAP NO. 35001C0351H, EFFECTIVE DATE AUGUST 16, 2012.

**SOLAR COLLECTOR NOTE:**

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Christopher A. Medina*  
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702

MARCH 31, 2026  
 DATE



**LEGAL DESCRIPTION:**

LOTS 2 AND 3, BLOCK G OF ALTURA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "ALTURA ADDITION," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1950 IN BOOK D00, PAGE 86, AS DOCUMENT NUMBER 1950085161, SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID LOTS HEREIN DESCRIBED HAVING A COMBINED AVERAGE OF 0.3426 ACRES (14,925.74 SQUARE FEET) MORE OR LESS.

**FREE CONSENT AND DEDICATION:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 2A AND 3A, BLOCK G OF ALTURA ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

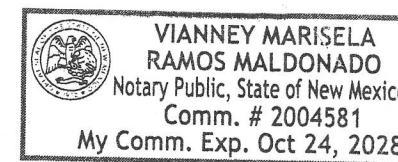
BY: *Jeffrey D. Tuttle* 15 April 26 DATE  
 JEFFREY D. TUTTLE  
 TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

BY: *Kristin Vaitkus-Tuttle* 15 Apr 26 DATE  
 KRISTIN VAITKUS-TUTTLE  
 TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

**ACKNOWLEDGMENT**

STATE OF New Mexico )  
 ) SS.  
 COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15<sup>th</sup> DAY OF April, 2026, BY JEFFREY D. TUTTLE

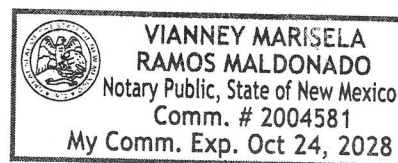


NOTARY PUBLIC: *Vianney Ramos Maldonado*  
 MY COMMISSION EXPIRES: Oct 24, 2028

**ACKNOWLEDGMENT**

STATE OF New Mexico )  
 ) SS.  
 COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15<sup>th</sup> DAY OF April, 2026, BY KRISTIN VAITKUS-TUTTLE



NOTARY PUBLIC: *Vianney Ramos Maldonado*  
 MY COMMISSION EXPIRES: Oct 24, 2028

**DOCUMENTS USED:**

- PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 86 AS DOCUMENT NUMBER 1950085161 ON FEBRUARY 21, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.
- PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 83 AS DOCUMENT NUMBER 1950021750 ON FEBRUARY 17, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.

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

- PUBLIC SERVICE OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED 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 SERVICES.
- CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- XFINITY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, 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 EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE 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 AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

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

**PLAT FOR  
 LOTS 2A & 3A, BLOCK G,  
 ALTURA ADDITION  
 SITUATE WITHIN  
 SECTION 14, T.10 N., R.3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2026**

PROJECT NUMBER: PR-2025-020158  
 APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

*R. H. T.* 4/13/2026 DATE  
 PUBLIC SERVICE OF NEW MEXICO

*M. E. A.* 4/10/2026 DATE  
 NEW MEXICO GAS COMPANY

*Thomas McClaffin* 4/13/2026 DATE  
 CENTURY LINK

*Mike Mortus* 04/09/2026 DATE  
 XFINITY

**CITY APPROVALS:**

*Loren N. Risenhoover P.S.* 3/31/2026 DATE  
 CITY OF ALBUQUERQUE SURVEYOR

ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE

CODE ENFORCEMENT \_\_\_\_\_ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE

*Kana Radium* 4/10/2026 DATE  
 A.M.A.F.C.A.

CITY ENGINEER \_\_\_\_\_ DATE

HYDROLOGY \_\_\_\_\_ DATE

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE # 1-017-058-050416-2-08-12 & 1-017-058-050408-2-08-11  
 PROPERTY OWNER OF RECORD: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**INDEXING INFORMATION FOR THE COUNTY CLERK:**

OWNER: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE  
 LEGAL: LOTS 2A & 3A, BLOCK G OF ALTURA ADDITION  
 LOCATION: SECTION 14, T.10N., R.3E., N.M.P.M.

**TERRA LAND SURVEYS, LLC**

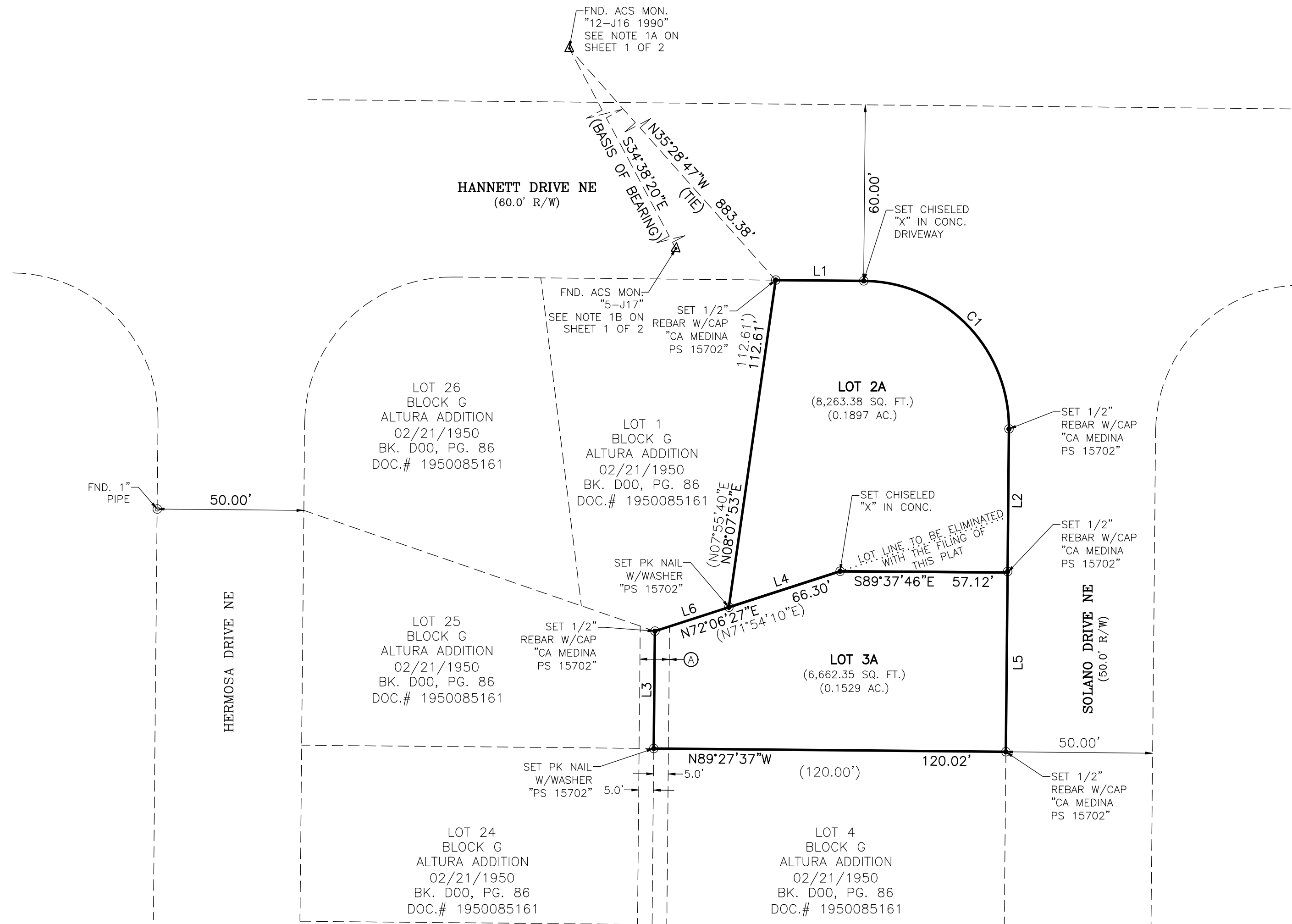
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

# LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)

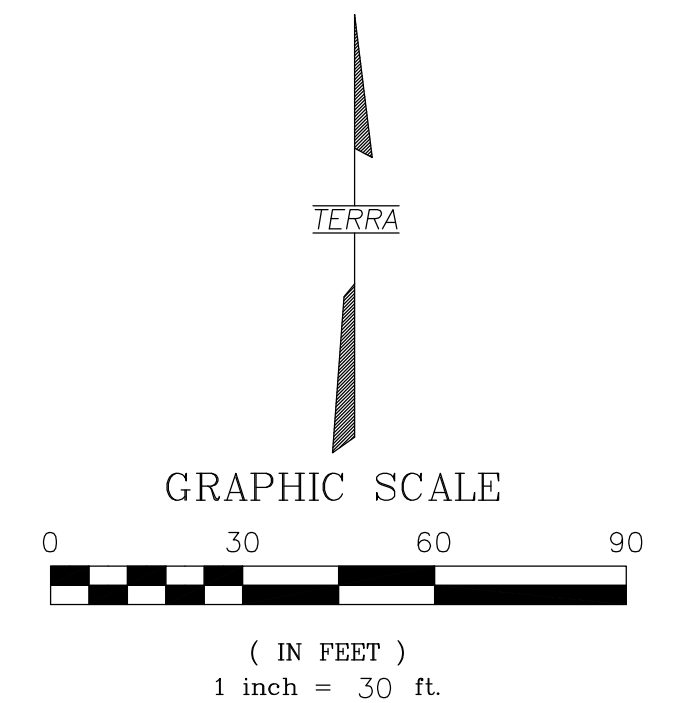
**PLAT FOR  
LOTS 2A & 3A, BLOCK G,  
ALTURA ADDITION  
SITUATE WITHIN  
SECTION 14, T.10 N., R.3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2026**

- EASEMENT NOTES:**
- Ⓐ 10.0' UTILITY EASEMENT  
02/17/1950  
BK. D00, PG. 83  
DOC.# 1950021750



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00' (50.00')	78.54'	70.71'	S44°27'39"E	89°59'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01' (30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00' (40.00')
L4	S72°06'27"W (N71°54'10"E)	39.81'
L5	S00°32'18"W	61.13'
L6	N72°06'27"E (N71°54'10"E)	26.49'



**TERRA LAND SURVEYS, LLC**  
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**ZMEETING DATE:** 12/10/25 -- **AGENDA ITEM:** #12

**Project Number:** PR-2025-020158

**Application Number:** PA-2025-00392

**Project Name:** 1619 Solano Dr. NE

**Request:** *Sketch Plat*

*Interior lot line adjustment- Two lots into 2 lots*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

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*Items that need immediate attention are in orange type*

- This is a request for a Sketch Plat review involving a lot line adjustment that will reconfigure two existing lots into two newly defined lots, resolving the setback issues outlined in the justification letter.
- The subject property is currently identified as Lot 3, Block G of the Altura Subdivision, located at 1619 Solano Dr NE. Following the interior lot line adjustment, the reconfigured parcels will be designated as Lot 2A and Lot 3A, with Lot 2A increasing to 0.1897 acres and Lot 3A decreasing to 0.1529 acres.
- Hannett Avenue NE, which borders Lot 2, is designated as a Bike Route and classified as a Local Street under the Long-Range Roadway System (LRRS). The subject property is also **not** within any major center, corridor or Character Prospection Overlay zone.
- The subject property is located within an Area of Consistency and falls within the boundaries of the Near Heights Planning Area (CPA). Both lots 2 and 3 currently contain an existing, single-family home.

***\*See exhibits below***

*\*(See additional comments on next pages)*

- The subject property is zoned R-1B (Residential – Single-Family Zone District) and falls within the Altura Addition Neighborhood Association.
- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Both Solano Drive and Hannett Avenue NE are considered Local Streets and require a 5ft sidewalk width and a 4-6ft landscape buffer.

**\*Verification of required standards per the Transportation section.**




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**IDO/DPM COMMENTS**

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2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary					
See Table 5-1-1 for complete Dimensional Standards					
R-1 Sub-zone		A	B	C	D
<b>Site Standards</b>					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
<b>Setback Standards</b>					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum		Interior: 5 ft. Street side of corner lots: 10 ft.		10 ft.
F	Rear, minimum	10 ft.	15 ft.		
<b>Building Height</b>					
G	Building height, maximum		26 ft.		

## 4-2 ALLOWABLE USES

- Per Table 4-2-1, R-1B zone allows for a Dwelling, single-family detached.

## 4-3 USE-SPECIFIC STANDARDS

### 4-3(B) RESIDENTIAL USES

#### **4-3(B)(1) Dwelling, Single-family Detached**

## 5-1 DIMENSIONAL STANDARDS

### 5-1(C) RESIDENTIAL ZONE DISTRICTS

#### 5-1(C)(1) Residential Zone District Dimensional Standards for R-1B

## 5-2 SITE DESIGN AND SENSITIVE LANDS

### 5-2(B) APPLICABILITY

## 5-3 ACCESS AND CONNECTIVITY

## 5-4 SUBDIVISION OF LAND

### 5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

## 5-5 PARKING AND LOADING

5-5(B)(1)(a) Construction of a new primary building. Abide as per Table 5-5-1 for the intended use.

## 5-7 WALLS AND FENCES

## 5-8 OUTDOOR AND SITE LIGHTING

- **A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.**
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):  
<https://www.cabq.gov/planning/abq-plan/abq-plan>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):  
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to

the checklist of items for this application on Form S2, featured in the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)
  2. Zone Atlas Map sheet with the site highlighted and labeled
  3. Copy of the Plat
- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is **not** located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

#### 6-6(K) SUBDIVISION OF LAND – MINOR

- **If the proposed replat meets the applicability requirements below, it can be processed as a Minor Preliminary/Final Plat. Otherwise, it needs to be processed as a Major Preliminary Plat.**

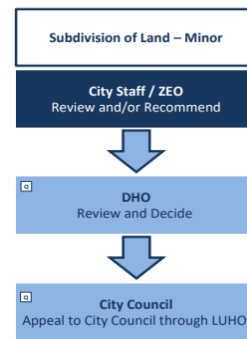
#### 6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

#### 6-6(K)(1) Applicability

This Subsection 14-16-6-6(K) applies to the review of an application for any of the following:

- 6-6(K)(1)(a) Approval of a subdivision of land within the City that:
1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
  2. Does not require any new streets.
  3. Does not require major public infrastructure.
  4. Does not create any lots that do not front on a public or private street previously approved by the City.
  5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
  6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
  7. Is on land zoned NR-BP with a Master Development Plan.
  8. Is on land zoned PC with a Framework Plan.
- 6-6(K)(1)(b) Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefited and burdened parties agree to the lot combination and easement termination.



- 6-6(K)(2) Procedure

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

- **These parcels are within the designated [Fast Housing](#) zones, so any future residential development on them can go through an expedited review process without additional fees.**

**\*\*\* Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. **The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.**
6. The title of the Plat or Infrastructure must follow the following naming scheme:
  - a. **Plat:** project number\_application number\_Plat\_Approved\_date of approval
  - b. **Infrastructure List:** project number\_application number\_IL\_Approved\_date of approval

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## DEFINITIONS

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**Subdivide** To divide or re-divide (sometimes referred to as “replat”) land into 2 or more parts or to consolidate 2 or more lots by whatever means to facilitate the present or future conveyance or other transfer of incidents of ownership or use.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 12/09/25

---



JAG JAG <jag@jagpandz.com>

---

## Public Notice of a Proposed Project in the City of Albuquerque

1 message

---

JAG JAG <jag@jagpandz.com>

Mon, Apr 20, 2026 at 10:41 AM

To: "ghardy090@gmail.com" <ghardy090@gmail.com>, "barbaraleighton1715@comcast.net" <barbaraleighton1715@comcast.net>, "sunrun@yahoo.com" <sunrun@yahoo.com>, "cabachechi@gmail.com" <cabachechi@gmail.com>, mkekious@aol.com, "jaemes1@mac.com" <jaemes1@mac.com>, joebrooks@homesinabq.com, "summitparkna@gmail.com" <summitparkna@gmail.com>  
Cc: JAG JAG <jag@jagpandz.com>

April 20, 2026

**Griffin Hardy – Altura Addition Neighborhood Association**  
**Barbara Leighton – Altura Addition Neighborhood Association**  
**Neal Spero – Altura Park Neighborhood Association**  
**Charles Bachechi – Altura Park Neighborhood Association**  
**Michael Kious – District 7 Coalition of Neighborhood Associations**  
**Jaemes Shanley – District 7 Coalition of Neighborhood Associations**  
**Joe Brooks – Summit Park Neighborhood Association**  
**Summit Park NA – Summit Park Neighborhood Association**

### Re: Public Notice of a Proposed Project in the City of Albuquerque

On behalf of Kristin Tuttle, we are applying for a Minor Preliminary and Final Plat approval through the Development Hearing Officer (DHO). This request allows the applicant to adjust a property line between two properties, both owned by the applicant.

The application is expected to be heard by the Development Hearing Officer on May 6, 2026, beginning at 9:00 am. We have attached the Neighborhood Association form that provides information regarding this request, a copy of the proposed plat, and a copy of the zone atlas map to show the location of the site. Please don't hesitate to contact us if you would like to meet 15 days before the hearing date.

We are also available to answer any questions you may have.

Kind Regards,

Juanita and Andrew Garcia  
Principals  
JAG Planning & Zoning, LLC  
P.O. Box 7857, Albuquerque, NM 87194  
(505) 362-8903 and (505) 363-5613



---

 **NA Notice Tuttle.pdf**  
7695K

1619 Solano DR NE and 3812 Hannett Ave NE \_Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <SuzannaFlores@cabq.gov>  
To: "jag@jagpandz.com" <jag@jagpandz.com>

Fri, Apr 10, 2026 at 10:39 AM

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Altura Addition NA	alturaadditionna@gmail.com	Griffin	Hardy	ghardy090@gmail.com	1615 Aliso Dr NE	Albuquerque	NM	87110		5053771632
Altura Addition NA	alturaadditionna@gmail.com	Barbara	Leighton	barbaraleighton1715@comcast.net	1715 Solano Dr. NE	Albuquerque	NM	87110		5059332597
Altura Park NA	alturapark@gmail.com	Neal	Spero	sunrun@yahoo.com	4205 Hannett NE	Albuquerque	NM	87110	7346585577	
Altura Park NA	alturapark@gmail.com	Charles	Bachechi	cabachechi@gmail.com	1308 Avenida Manana NE	Albuquerque	NM	87110		5059182280
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Jaemes	Shanley	jaemes1@mac.com	1201 California St. NE	Albuquerque	NM	87110		5053524509
Summit Park NA	summitparkNA@gmail.com	Joe	Brooks	joebrooks@homesinabq.com	1418 Wellesley Drive NE	Albuquerque	NM	87106	5059773474	
Summit Park NA	summitparkNA@gmail.com	Summit Park NA		summitparkNA@gmail.com	PO Box 30893	Albuquerque	NM	87190		0

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

From: [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
Sent: Thursday, April 9, 2026 4:44 PM  
To: Office of Neighborhood Coordination <[jag@jagpandz.com](mailto:jag@jagpandz.com)>  
Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

[jag@jagpandz.com](mailto:jag@jagpandz.com)

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Subject Site Information

Legal description of the subject site for this project:

Lots 2 & 3, Block G, Altura Addition

Physical address of subject site:

[1619 Solano DR NE and 3812 Hannett Ave NE](#)

Subject site cross streets:

Hannett and Aspen NE

Other subject site identifiers:

This site is located on the following zone atlas page:

J-17

Link for map

Captcha

---

 [J-17 Tuttle.pdf](#)  
1554K

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 4/20/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

### Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address\* 1619 Solano DR NE and 3812 Hannett Ave NE  
Location Description Lot 3, Block G, Altura Addition and Lot 2, Block G, Altura Addition
2. Property Owner\* Jeffrey D. and Kristin Tuttle
3. Agent/Applicant\* [if applicable] JAG Planning & Zoning, Juanita Garcia
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

- Site Plan – EPC
- Subdivision Minor (Minor or Major or Bulk Land)
- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

The applicant is seeking approval of a Minor Preliminary and Final Plat. The

property owners intend to adjust the lot line between Lots 2 and 3.

5. This application will be decided at a public meeting or hearing by\*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: May 6, 2026 9:00 AM

Location\*4: Via Zoom www.cabq.gov/planning/boards-commissions

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: JAG Planning & Zoning, Juanita Garcia

Email: jag@jagpandz.com

Phone: (505) 362-8903

- Attachments:
  - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
  - Others: \_\_\_\_\_

Online website or project page: devhelp@cabq.gov

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*5 J-17-Z

2. Project Illustrations, as relevant\*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

The applicant is requesting a Determination from the DHO to allow  
a 1' wide landscape buffer instead of a 4' wide landscape buffer.

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Per amended IDO, Pre-submittal Neighborhood meeting is not required;

however, the applicant will arrange a facilitated meeting at least 15

days prior to the May 6, 2026 hearing date, if requested.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] ..3426
  - 2. IDO Zone District R-1
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Single Family Residential

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

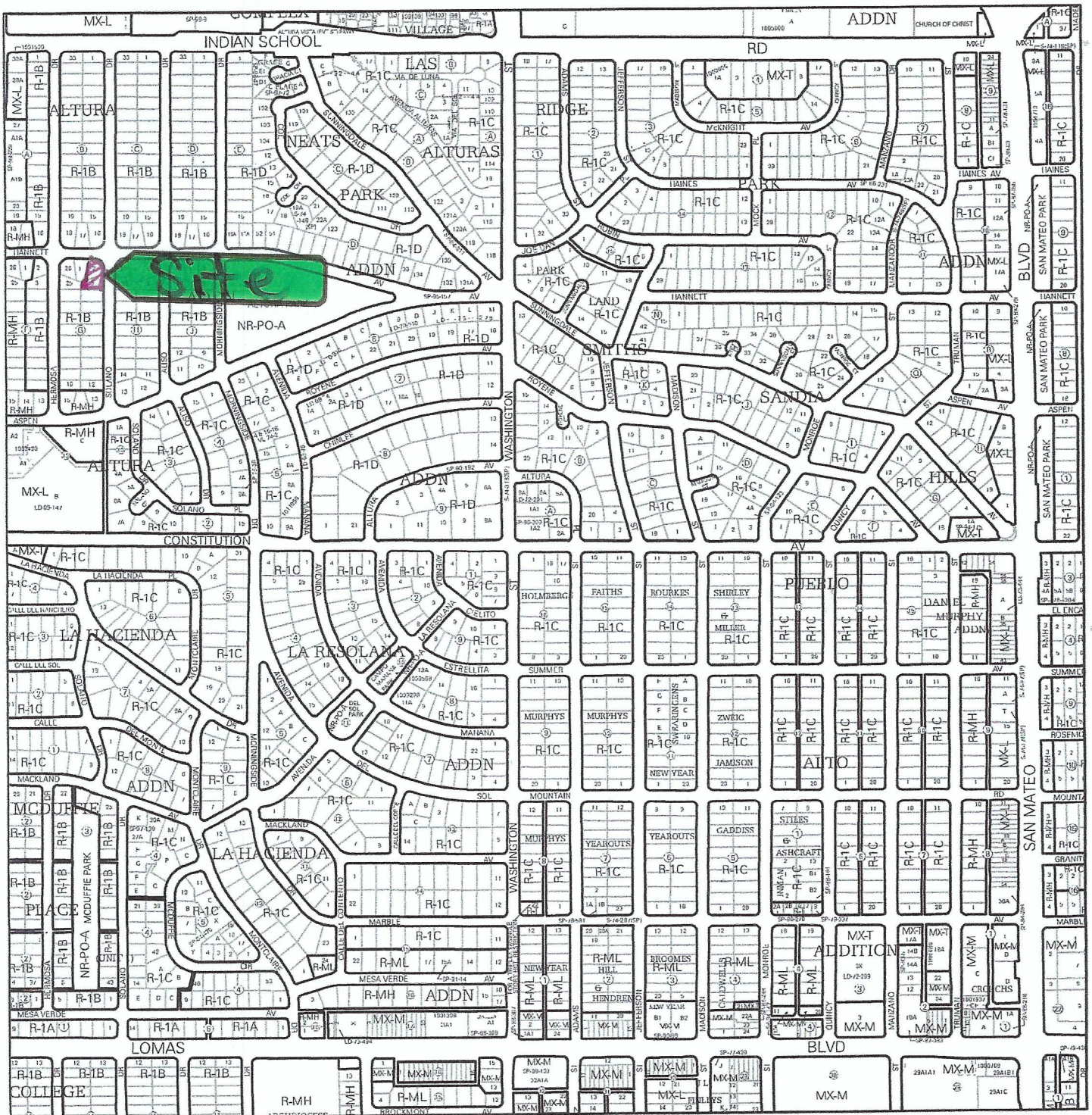
## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento; ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

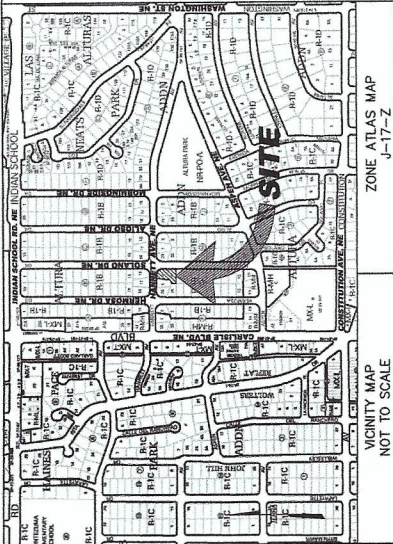
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

### Zone Atlas Page: **J-17-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

Gray Shading  
Represents Area Outside  
of the City Limits

N



VICINITY MAP  
NOT TO SCALE  
J-17-Z

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DEFINE THE EXTERIOR BOUNDARIES AND TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, BLOCK G OF THE ALTURA ADDITION.

**SUBDIVISION DATA:**

DRP PROJ. NO. PR-2025-020158  
 ZONE ATLAS INDEX NO. J-17-Z  
 DATE OF SURVEYING 04/13/2026  
 TOTAL NO. OF LOTS CREATED 2  
 TOTAL MILEAGE OF STREETS CREATED 0.3426 ACRES  
 CURRENT ZONING R-1A  
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED 0. MILES

**NOTES:**

- ALBUQUERQUE CONTROL STATIONS USED:
  - ALBUQUERQUE CONTROL STATION "12-106 1990" DATA: STANDARD 3 1/4" INCH ALUMINUM DISC (FOUND IN PLACE)
  - NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=1531440.874 US SURVEY FEET Y=492190.324 US SURVEY FEET DELTA ALPHA = (-700121.345)
- ALBUQUERQUE CONTROL STATION "5-47 1981" DATA: STANDARD BRASS DISC (FOUND IN PLACE) COORDINATES (CENTRAL ZONE) X=1535801.537 US SURVEY FEET Y=490988.28 US SURVEY FEET DELTA ALPHA = (-700121.345)
- FIELD SURVEY PERFORMED IN OCTOBER, 2025.
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (S34°38'20"E).
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEFICED AS "—○—", UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS). AREAS DETERMINED TO BE WITHIN ZONE X ARE SHOWN ON THE ZONE X MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PANEL 351 OF 825, MAP NO. 35001033514, EFFECTIVE DATE AUGUST 16, 2022.

**SOLAR COLLECTOR NOTE:**

NO PROPERTY WITHIN THE AREA OF THIS PLATING SHALL AT ANY TIME BE SUBJECT TO DEED, CONTRACT, AGREEMENT, OR BINDING AGREEMENT PROHIBITING THE INSTALLATION OF SOLAR COLLECTORS OR PANELS ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND THEREON MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER INTERESTED PARTIES. I AM A MEMBER OF THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina  
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702  
 MARCH 31, 2026  
 DATE



**LEGAL DESCRIPTION:**

LOTS 2 AND 3, BLOCK G OF ALTURA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "ALTURA ADDITION," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1950 IN BOOK D00, PAGE 86, AS DOCUMENT NUMBER 1950005161, SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SAID LOTS HEREIN DESCRIBED HAVING A COMBINED AREA OF 0.3426 ACRES (14,925.74 SQUARE FEET) MORE OR LESS.

**FREE CONSENT AND DEDICATION:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 2A AND 3A, BLOCK G OF ALTURA ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO IMPARTIALIZED TO AID:

BY: Jeffrey D Tuttle DATE: 15 April 2026  
 KRISTIN VAIKUS-TUTTLE  
 TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

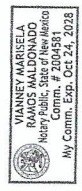
BY: Kristin Vaikus-Tuttle DATE: 15 April 2026  
 KRISTIN VAIKUS-TUTTLE  
 TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

**ACKNOWLEDGMENT**

STATE OF New Mexico ) SS.  
 COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15<sup>th</sup> DAY OF April, 2026, BY JEFFREY D. TUTTLE

NOTARY PUBLIC: frumeyano  
 MY COMMISSION EXPIRES: oct 24, 2028



**ACKNOWLEDGMENT**

STATE OF New Mexico ) SS.  
 COUNTY OF Bernalillo )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15<sup>th</sup> DAY OF April, 2026, BY KRISTIN VAIKUS-TUTTLE

NOTARY PUBLIC: frumeyano  
 MY COMMISSION EXPIRES: oct 24, 2028



**PLAT FOR**  
**LOTS 2A & 3A, BLOCK G,**  
**ALTURA ADDITION**  
**SITUATE WITHIN**  
**SECTION 14, T.10 N., R.3 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MARCH 2026**

PROJECT NUMBER: PR-2025-020158  
 APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:  
RAT DATE: 4/13/2026  
PHAB DATE: 4/10/2026

NEW MEXICO GAS COMPANY  
 DATE: 4/13/2026

Thomas McClaffin  
 CENTURY LINK  
 DATE: 04/09/2026

Mike Morten  
 XFINITY  
 DATE: \_\_\_\_\_

CITY APPROVALS:  
Loren N. Riechbauer P.S. DATE: 3/31/2026  
 CITY OF ALBUQUERQUE SURVEYOR

ENVIRONMENTAL HEALTH  
 DATE: \_\_\_\_\_

CODE ENFORCEMENT  
 DATE: \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
 DATE: \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
 DATE: \_\_\_\_\_

PARKS & RECREATION DEPARTMENT  
 DATE: \_\_\_\_\_

Kana Radina DATE: 4/10/2026  
 A.M.A.T.C.A.

CITY ENGINEER  
 DATE: \_\_\_\_\_

HYDROLOGY  
 DATE: \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UNIFORM PROPERTY CODE #: L-017-088-050416-2-08-12 & 1-017-056-050408-2-08-11  
 PROPERTY OWNER OF RECORD: JEFFREY D. TUTTLE & KRISTIN VAIKUS-TUTTLE

BERNALILLO COUNTY TREASURER'S OFFICE:  
 INDEXING INFORMATION FOR THE COUNTY CLERK:  
 OWNER: JEFFREY D. TUTTLE & KRISTIN VAIKUS-TUTTLE  
 LEGAL: LOTS 2A & 3A, BLOCK G OF ALTURA ADDITION  
 LOCATION: SECTION 14, T.10N., R.3E., N.M.P.M.

TERRA LAND SURVEYS, LLC  
 P.O. BOX 2332 • CORRALES, NM 87048 • (505) 792-0513

TERRA PROJECT NO. 2025-135

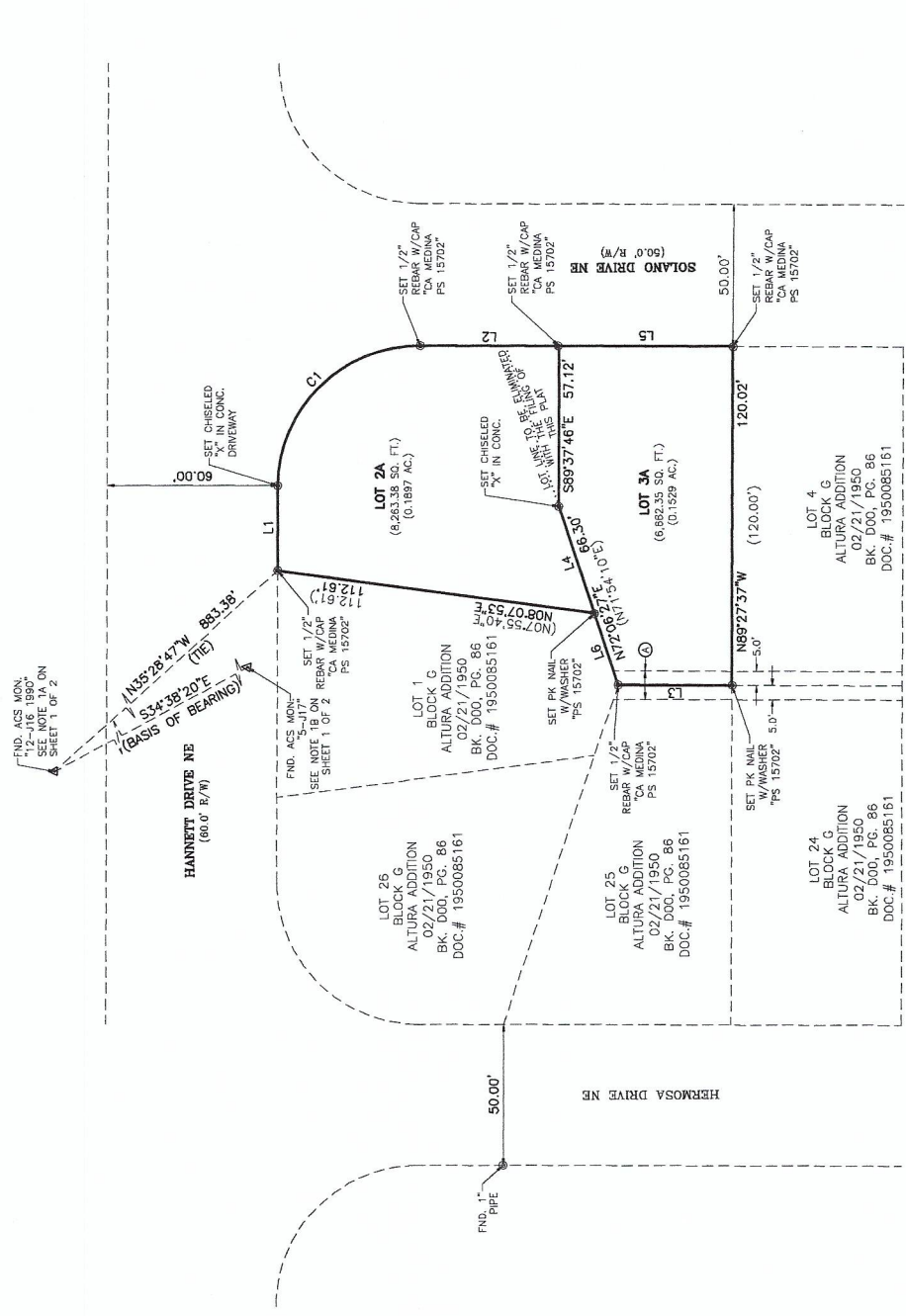
SHEET 1 OF 2

# LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)

## PLAT FOR LOTS 2A & 3A, BLOCK G, ALTURA ADDITION SITUATE WITHIN SECTION 14, T.10 N., R.3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH 2026

**EASEMENT NOTES:**  
 10.0' UTILITY EASEMENT  
 02/21/1950  
 BK. D00, PG. 86  
 DOC.# 1950021750



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	78.54	70.71	S44°27'49"E	89°55'55"
(50.00')					

LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.00
L2	S00°32'18"W	48.87
L3	N00°32'23"E	40.80
L4	S72°08'27"W	38.81
L5	S00°32'18"W	61.13
L6	N72°08'27"E	26.59
	(N71°54'10"E)	



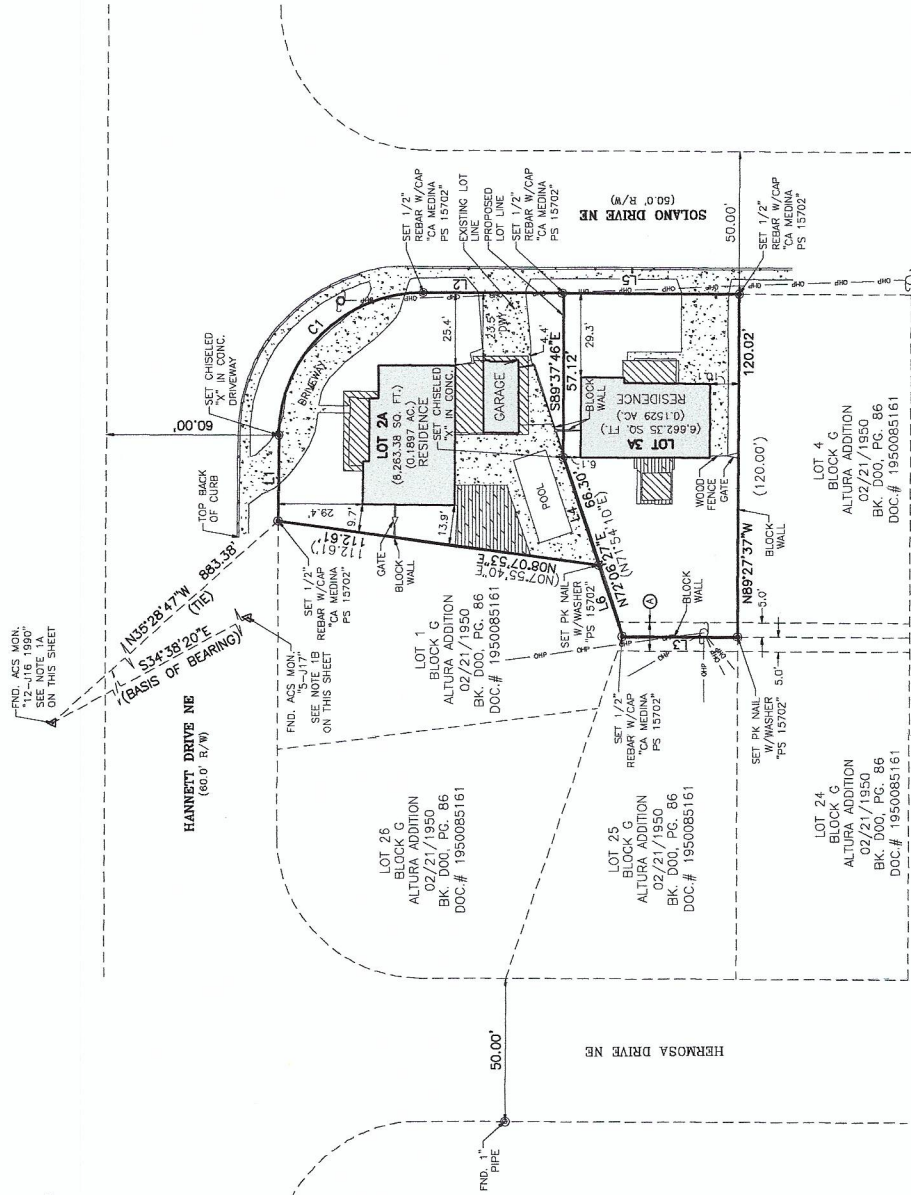
**TERRA LAND SURVEYS, LLC**  
 P.O. BOX 2552 • CORRALES, NM 87048 • (505) 792-0513

# EXISTING SITE CONDITION

## LOTS 2A & 3A, BLOCK G ALTURA ADDITION NOVEMBER 2025

- ▲ FOUND CONTROL MONUMENT (AS NOTED)  
 ● FOUND PIPE (AS NOTED)  
 ○ SET 1/2" REBAR WITH CAP STAMPED  
 "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)  
 ✦ LIGHT POLE  
 ☉ POWER POLE  
 ☉ OVERHEAD POWER  
 ▨ BUILDING HATCH  
 ▨ COVERED PORCH/OVERHANG HATCH  
 ▨ CONCRETE HATCH  
 ▨ WOOD DECK HATCH

EASEMENT NOTES:  
 10.0' UTILITY EASEMENT  
 02/17/1950  
 BK. D00, PG. 85  
 DOC.# 1950021730



LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01'
L2	S60°32'18"W	48.80'
L3	N00°32'23"E	40.00'
L4	S72°08'27"W	38.80'
L5	S00°32'18"W	61.13'
L6	N72°08'27"E	26.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S44°27'39"E	89°35'55"
C2	(50.00')				

TERRA LAND SURVEYS, LLC  
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020158

AGENDA ITEM NO: 12

Adjust lot line  
1619 Solano NE

SUBJECT: Sketch

ENGINEERING COMMENTS:

- 1- Solano and Hannett are local streets require 5' sidewalk and 4'-6' Landscaping Buffer. Drawing does not show the sidewalk widths, if they are less than 5', they need to be widened to 5'.
- 2- Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, PE  
Transportation Development  
505-924-3909 or [skanbar@cabq.gov](mailto:skanbar@cabq.gov)

DATE: December 10, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



April 20, 2026

Development Hearing Officer  
 City of Albuquerque, Planning Department  
 600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Joe Grady, respectfully requests your review and approval of this Sensitive Land Analysis for **PR2021-004967, Minor Preliminary/Final Plat Subdivision**, in accordance with Section 14-16-5-2 of the Integrated Development Ordinance (IDO). As demonstrated below, the subject analysis outlines several sensitive land features on the subject property, but the proposed site is still expected to comply with the Sensitive Land requirements.

**Sensitive Lands Table**

Feature	Map Location	Photos	Dimensions	Applicant's Response
Floodplains and Flood Hazards	Notes on Plat		<b>Floodplains and Special Flood Hazard Areas 5-2(C)(1)(b)</b>	There are no floodplains on the site as shown on the attached Plat. According to notes provided by the surveyor, the subject property is in the FEMA Flood Zone Designation "X" = Area with Reduced Flood Risk Due.
Steep Slopes and Escarpments			<b>Steep Slopes and Escarpments 5-2(C)(1)(g)</b>	There are no steep slopes or escarpments on the property.
Unstable Soils				There are no unstable Soils on the property.
Wetlands (Constant Supply of Water)			<b>Wetlands 5-2(C)(1)(h)</b>	There are no wetlands on the property
Arroyos			<b>Arroyos 5-2(C)(1)(a)</b>	There are no arroyos on the property, and it is not impacted by any AMAFCA Facilities.

Irrigation Facilities (Acequias)			<b>Irrigation Facilities 5-2(C)(1)(c)</b>	The subject properties are outside of the Middle Rio Grande Conservancy District's Boundary and are not affected by this request.
Rock Outcroppings			<b>Rock Outcroppings 5-2-(C)(1)(e)</b>	The IDO defines this as "Bedrock or other stratum a minimum of 4 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 300 square feet in surface area." The subject site does not have a land feature that meets this criterion.
Large Stands of Mature Trees			<b>Large Stands of Mature Trees 5-2(C)(1)(d)</b>	The subject properties have large mature trees on the site, but the applicant intends on keeping them as part of their landscaping.
Archeological Sites			<b>Significant Archaeological Sites 5-2(C)(1)(f)</b>	There are no known archeological sites on the property. The subject property is under 5 acres and does not require an archaeological certificate.

**Conclusion**

The subject property had one land element that may have meet the "Sensitive Lands" definition, as found in the IDO. However, the applicant does not intend on removing the existing trees since they are part of their overall landscape plan.

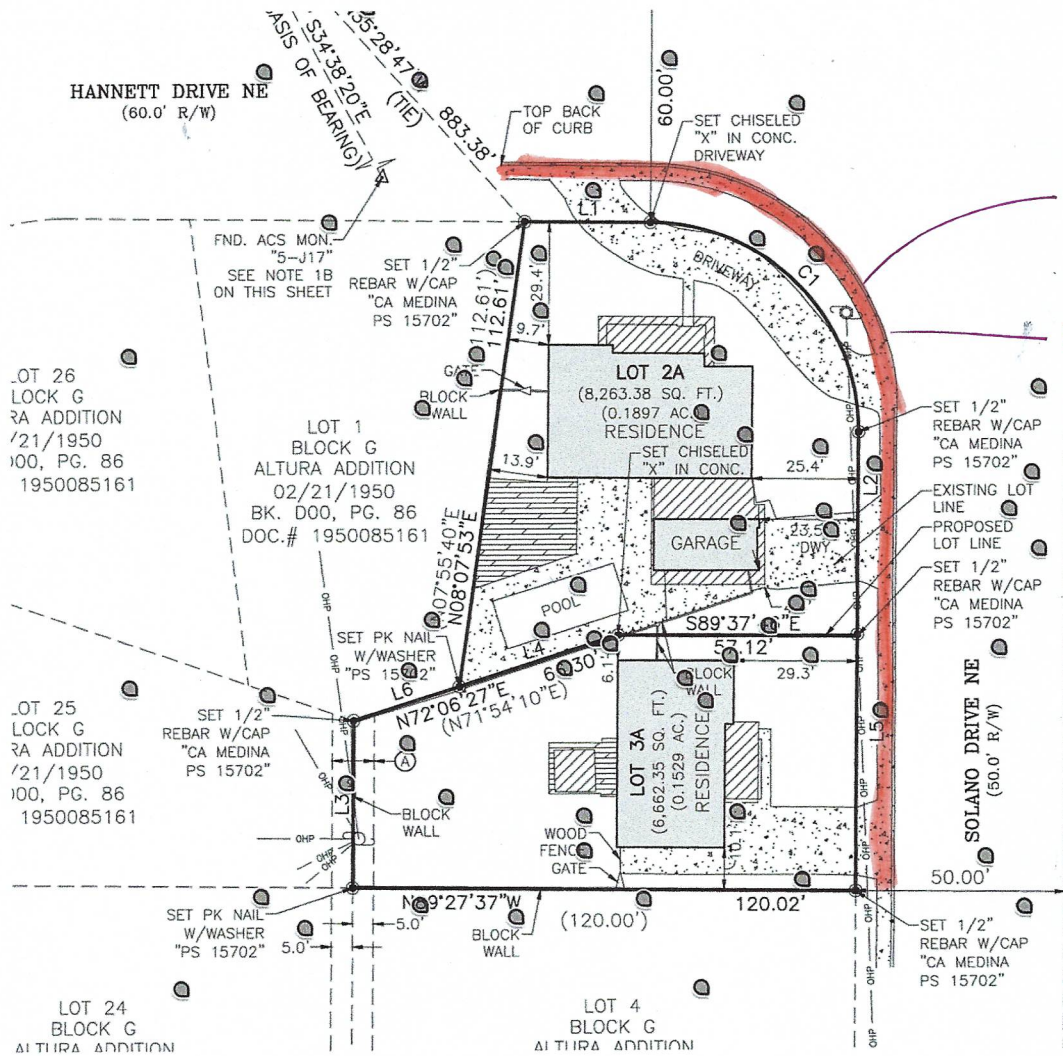
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC

# Sidewalk Exhibit



*5' wide Sidewalks*

*4' wide passage next to Fire hydrant*

# EXISTING SITE CONDITION

LOTS 2A & 3A, BLOCK G

ALTURA ADDITION

NOVEMBER 2025

## LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)
- ☆ LIGHT POLE
- ⊕ POWER POLE

— OHP — OHP — OVERHEAD POWER



BUILDING HATCH



COVERED PORCH/OVERHANG HATCH

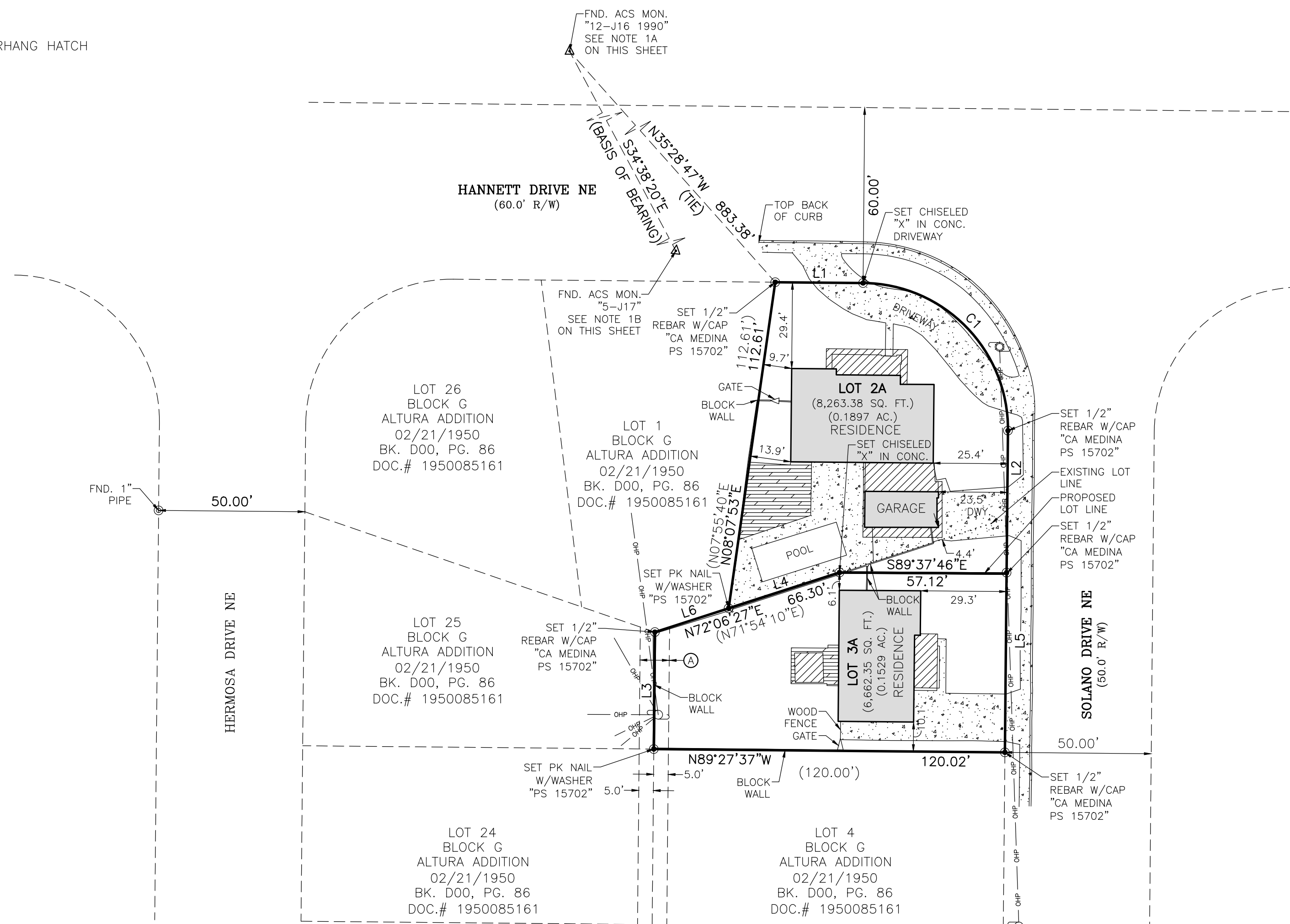


CONCRETE HATCH



WOOD DECK HATCH

- Ⓐ EASEMENT NOTES:  
 10.0' UTILITY EASEMENT  
 02/17/1950  
 BK. D00, PG. 83  
 DOC.# 1950021750



HERMOSA DRIVE NE

HANNETT DRIVE NE  
(60.0' R/W)

SOLANO DRIVE NE  
(50.0' R/W)

LOT 26  
BLOCK G  
ALTURA ADDITION  
02/21/1950  
BK. D00, PG. 86  
DOC.# 1950085161

LOT 1  
BLOCK G  
ALTURA ADDITION  
02/21/1950  
BK. D00, PG. 86  
DOC.# 1950085161

LOT 25  
BLOCK G  
ALTURA ADDITION  
02/21/1950  
BK. D00, PG. 86  
DOC.# 1950085161

LOT 24  
BLOCK G  
ALTURA ADDITION  
02/21/1950  
BK. D00, PG. 86  
DOC.# 1950085161

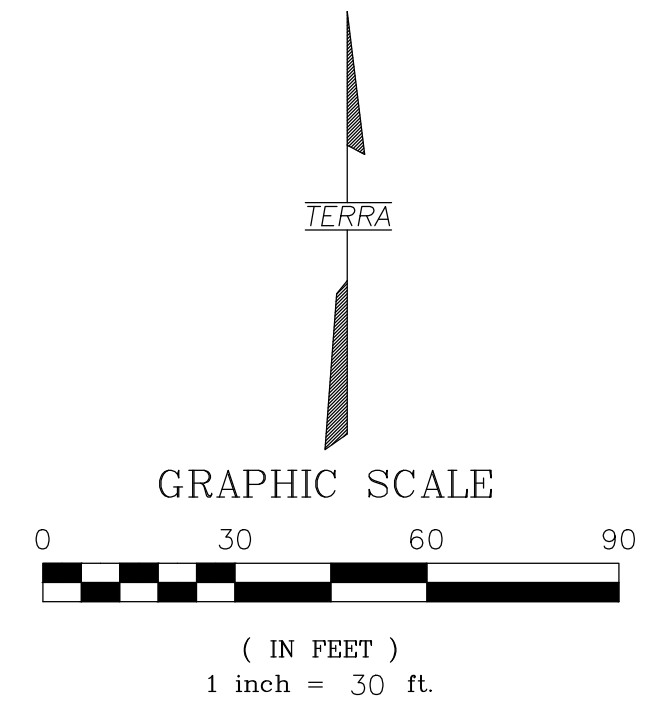
LOT 4  
BLOCK G  
ALTURA ADDITION  
02/21/1950  
BK. D00, PG. 86  
DOC.# 1950085161

LOT 2A  
(8,263.38 SQ. FT.)  
(0.1897 AC.)  
RESIDENCE

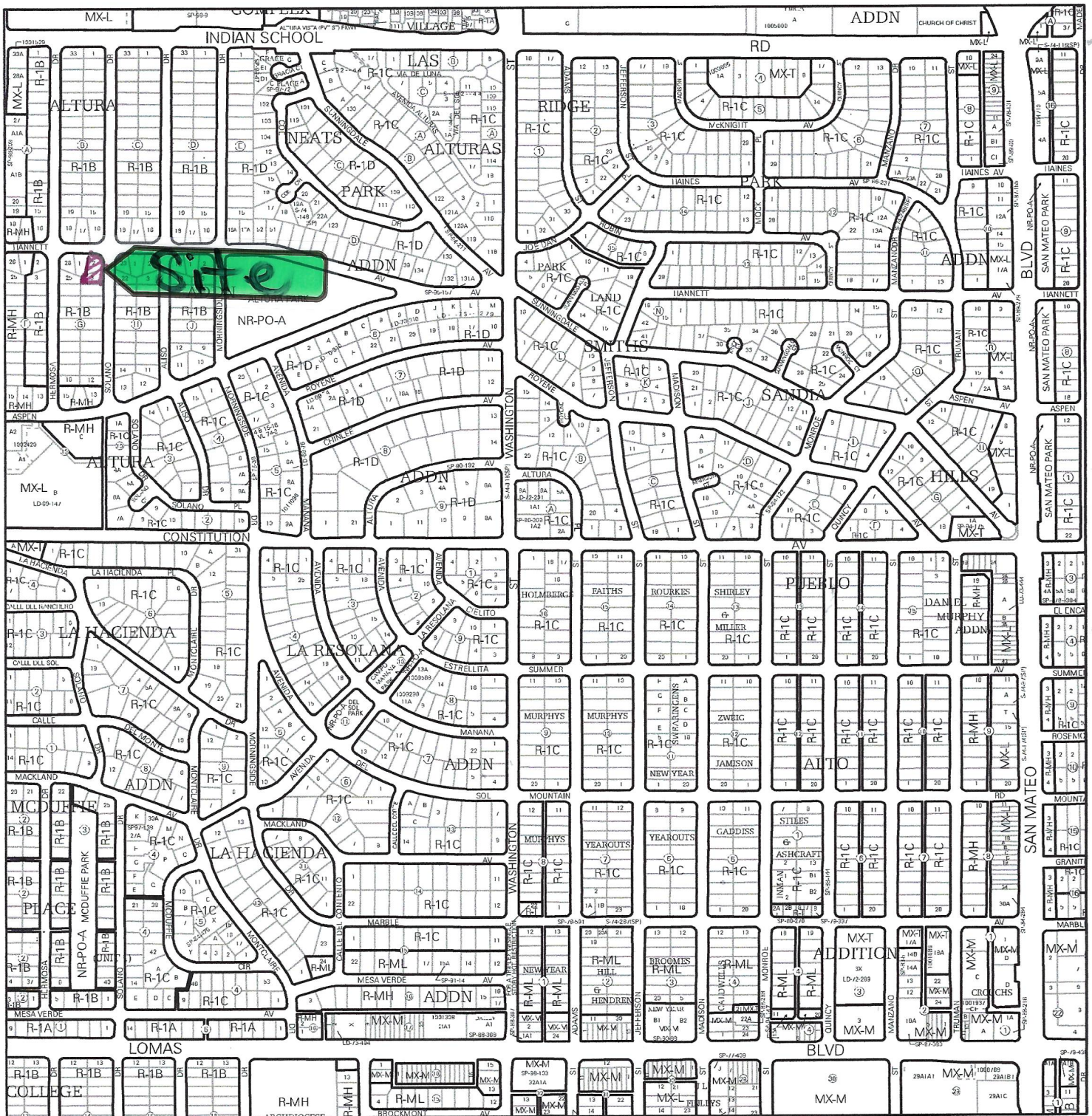
LOT 3A  
(6,662.35 SQ. FT.)  
(0.1529 AC.)  
RESIDENCE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S44°27'39"E	89°59'55"
	(50.00')				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01' (30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00' (40.00')
L4	S72°06'27"W (N71°54'10"E)	39.81'
L5	S00°32'18"W	61.13'
L6	N72°06'27"E (N71°54'10"E)	26.49'



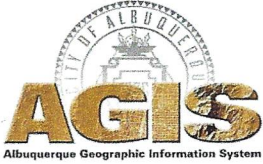
**TERRA LAND SURVEYS, LLC**  
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



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

## IDO Zone Atlas

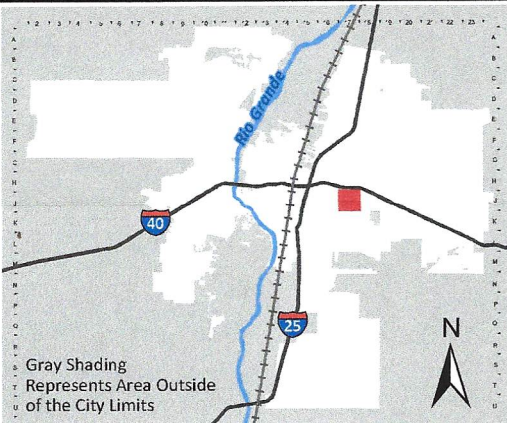
### May 2018



Albuquerque Geographic Information System

**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**



Gray Shading Represents Area Outside of the City Limits

**Zone Atlas Page:**  
**J-17-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