



PLAN SNAPSHOT REPORT PA-2025-00413 FOR CITY OF ALBUQUERQUE

Plan Type:	Pre-Application Review	Project:	PR-2025-020165 (PR-2025-020165)	App Date:	12/18/2025
Work Class:	Sketch Plat	District:	City of Albuquerque	Exp Date:	06/16/2026
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:		Approval	
Description: Sketch Plat and Sketch Plan application for 11 lots and 2-3 HOA tract subdivision.					Expire Date:

Parcel:	101105826205831502	Main	Address:	5501 Bluewater Rd Nw Albuquerque, NM 87105	Zone:
				5501 Bluewater Rd Nw Albuquerque, NM 87105	
				5501 Bluewater Rd Nw Albuquerque, NM 87105	Main

Applicant
Justin T Simenson
128 Monroe St Ne
Albuquerque, NM 87108
Business: (505) 268-8828

Plan Custom Fields

Existing Project Number	n/a	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots	1
Number of Proposed Lots	11	Total Area of Site in Acres	1.12	Site Address/Street	NW corner of Yucca and Bluewater
Site Location Located Between Streets	Yucca between Bluewater Rd and Plano Ct.	Case History	n/a	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	2000	Lot and/or Tract Number	1, 53, 4, 5, 3, G, VAC ORD 79-1967, H, 2, F, E
Block Number	3A, 0000, 3A, 3A, 3A, 1, 3A, 1, 3A, 1, 1	Subdivision Name and/or Unit Number	PALISADES ADDN, TOWN OF ATRISCO GRANT AIRPORT UNIT REPLAT, PALISADES ADDN, PALISADES ADDN	Legal Description	LTS 1 THRU 5 BLK 3-A & LTS E THRU H BLK 1 AMENDED &SUPPLEMENTAL PLAT OF PALISADES ADD'N & THE S'WLY PORT OFTR 53 AIRPORT UNIT TOGETHER WITH THE VAC PORT OF LOMA
Existing Zone District	MX-L	Zone Atlas Page(s)	J-11	Acreage	1.12
Calculated Acreage	1.1193	Council District	2	Community Planning Area(s)	Southwest Mesa
Development Area(s)	Consistency	Current Land Use(s)	15 Vacant	Pre-IDO Zoning District	C-1
Pre-IDO Zoning Description		Major Street Functional Classification	4 - urban major collector	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage2	0	Total Gross Square Footage4	0
Total Gross Square Footage	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Justin_Simenson_12/18/2022 5.jpg	12/18/2025 11:33	Simenson, Justin		Uploaded via CSS

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Note	Created By	Date and Time Created	
1. Submittal has been reviewed and is ready to be processed. Plans submitted were verified as accepted by Antoni Montoya.	Renee Zamora	12/18/2025 14:17	
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00066490	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Total for Invoice INV-00066490	\$53.50	\$53.50
	Grand Total for Plan	\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	01/14/2026	Sketch Plat
Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/18/2025 13:59	
Associate Project Number v.1	Generic Action	12/18/2025 13:59	
DFT Meeting v.1	Hold Meeting	12/19/2025 10:29	12/19/2025 10:30
Screen for Completeness v.1	Generic Action		12/18/2025 15:41
Verify Payment v.1	Generic Action		12/19/2025 10:30
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

December 18, 2025

DFT Members
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Sketch Plat Application

To Whom It May Concern:

Isaacson & Arfman, Inc. acting as agents for the developer of the above referenced site located at the northwest corner of Yucca Drive and Bluewater Road is submitting an application for a sketch plat.

The developer is planning to subdivide the existing one lot into eleven single family lots. The proposed 11 lots will consist of three tri-plex building and one duplex building with zero-lot line setbacks along the side yard. The lots will have vehicular access from the west with a new private alley (via Loma Hermosa Place) and pedestrian access from the east to Yucca.

Please see below for the request for information:

- Will the subdivided lots with areas as shown on the sketch plat comply with the contextual standards (if applicable)?
- Will a tribal meeting be required?
- Please verify that the MX-L zoning allows for "zero lot lines" for the sideyards.
- Are the existing alley ways adjacent to the property owned by the City? If so, do they require improvements?
- What are the roadway, sidewalk, and landscape improvements required for Yucca, Bluewater, and Loma Hermosa Place?

If you have questions regarding this submittal, please email me at thors@iacivil.com.

Thank you.

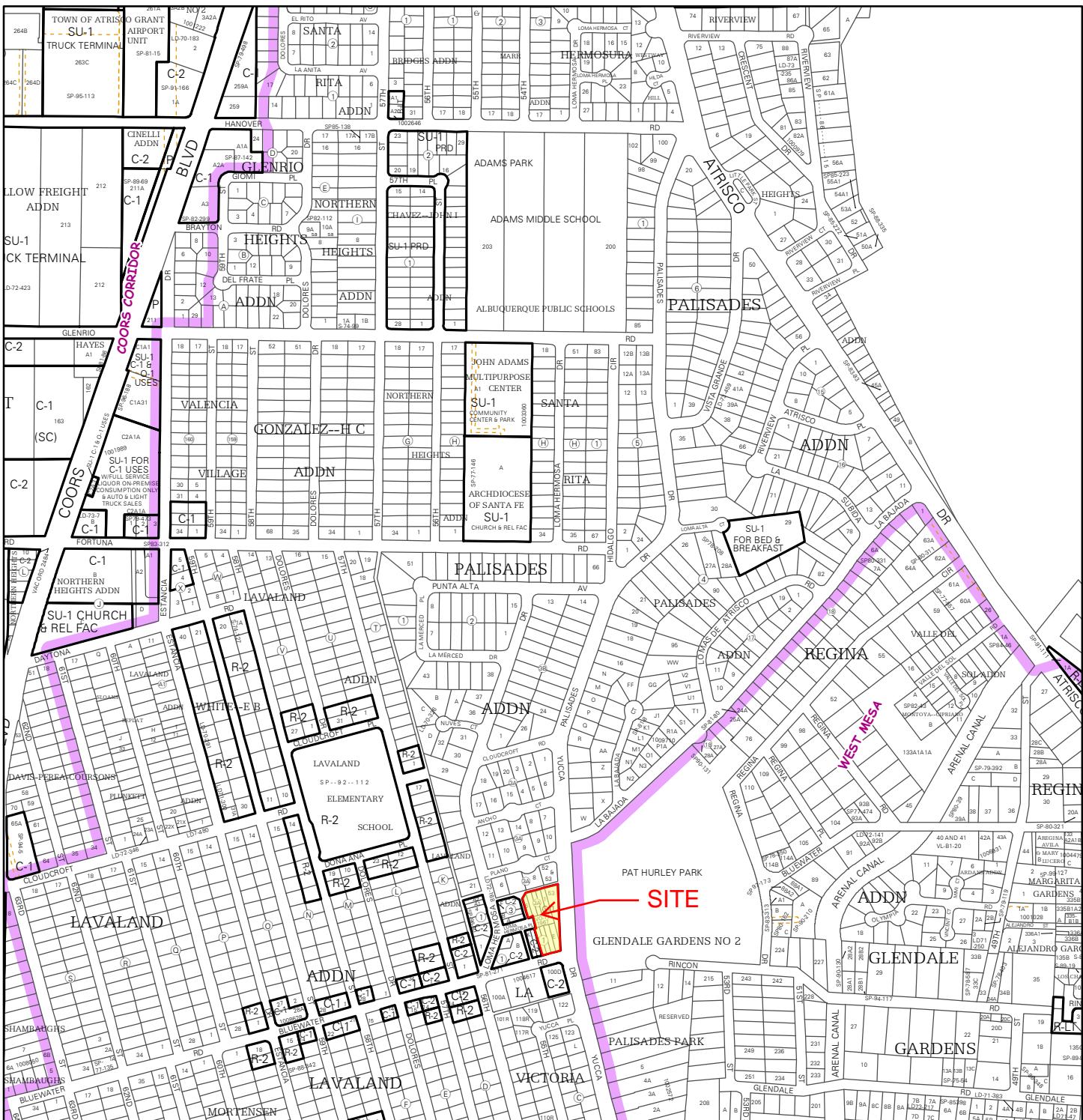
Sincerely,
ISAACSON & ARFMAN, INC.



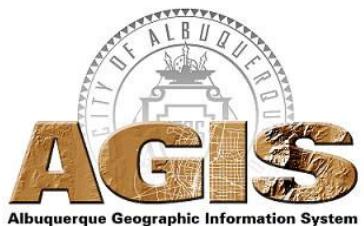
Justin Thor Simenson







For more current information and details visit: <http://www.cabq.gov/qis>



Map amended through: 1/28/2016

A map showing the Rio Grande river flowing through a region. Major roads are marked: Interstate 40 (I-40) and U.S. Route 25 (US 25). The city limits are indicated by a black line, and areas outside the city limits are shaded grey. A north arrow is located in the top left corner. The map includes a grid with letters A-M on the left and numbers 1-23 at the top and bottom.

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-11-Z

Selected Symbols

0 750 1,500 Feet