



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**
Expire Date:

Description: Sketch Plat and Sketch Plan application for 11 lots and 2-3 HOA tract subdivision.

Parcel: 101105826205831502	Main	Address: 5501 Bluewater Rd Nw Albuquerque, NM 87105 5501 Bluewater Rd Nw Albuquerque, NM 87105 5501 Bluewater Rd Nw Albuquerque, NM 87105	Main	Zone:
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Applicant
Justin T Simenson
128 Monroe St Ne
Albuquerque, NM 87108
Business: (505) 268-8828

Plan Custom Fields

Existing Project Number/a		Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots1		
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, PALISADES ADDN, PALISADES ADDN, PALISADES ADDN, PALISADES ADDN, PALISADES ADDN, 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 OF TR 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_12/18/2025.jpg	12/18/2025 11:33	Simenson, Justin		Uploaded via CSS

PLAN SNAPSHOT REPORT (PA-2025-00413)

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		<u>\$53.50</u>	<u>\$53.50</u>
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	01/14/2026	Skketch 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:

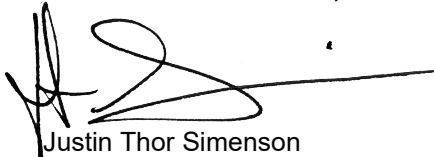
- Will the subdivided lots with areas as shown on the sketch plat comply with the contextual standards (if applicable)?
- Will a tribal meeting be required?
- Please verify that the MX-L zoning allows for "zero lot lines" for the sideyards.
- Are the existing alley ways adjacent to the property owned 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.

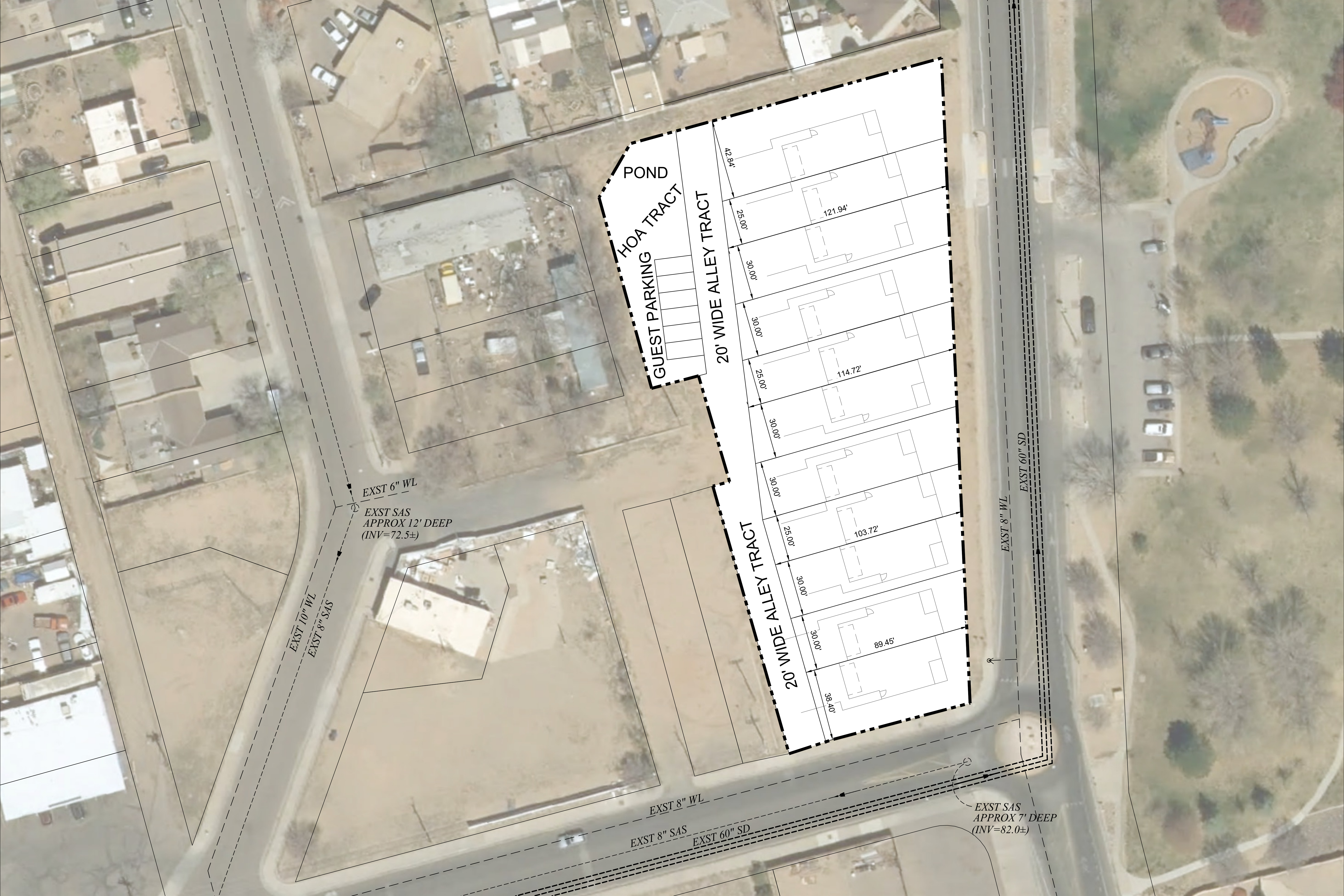
Thank you.

Sincerely,

ISAACSON & ARFMAN, INC.



Justin Thor Simenson



POND

HOA TRACT

GUEST PARKING

20' WIDE ALLEY TRACT

20' WIDE ALLEY TRACT

42.84'

25.00'

30.00'

30.00'

25.00'

30.00'

30.00'

25.00'

30.00'

30.00'

38.40'

121.94'

114.72'

103.72'

89.45'

EXST 6" WL

EXST SAS
APPROX 12' DEEP
(INV=72.5±)

EXST 10" WL

EXST 8" SAS

EXST 8" WL

EXST 8" SAS

EXST 60" SD

EXST 8" WL

EXST 60" SD

EXST SAS
APPROX 7' DEEP
(INV=82.0±)



EXST 6" WL

EXST SAS
APPROX 12' DEEP
(INV=72.5±)

EXST 10" WL
EXST 8" SAS

EXST 8" WL

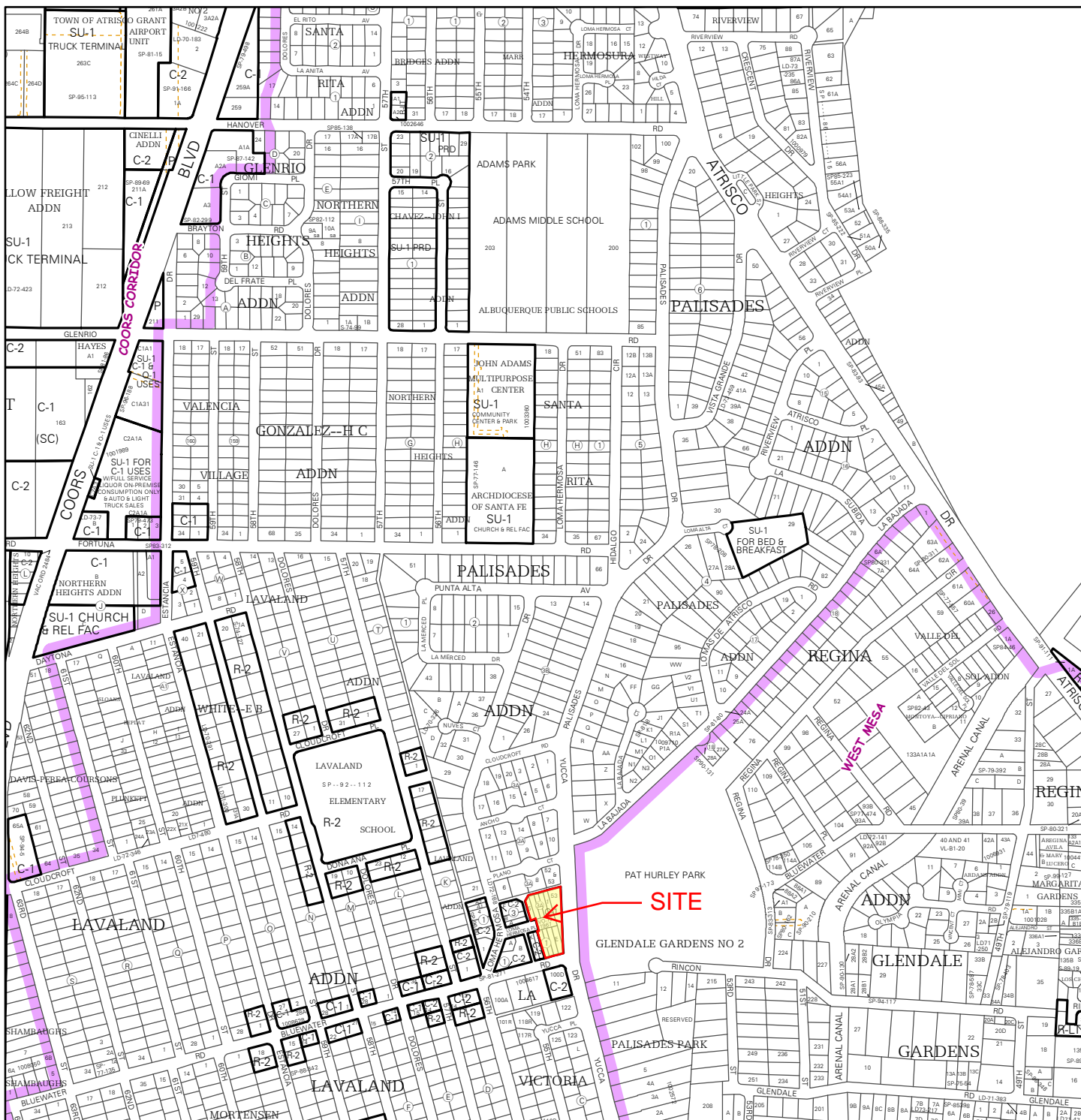
EXST 8" SAS

EXST 60" SD

EXST 8" WL

EXST 60" SD

EXST SAS
APPROX 7' DEEP
(INV=82.0±)



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

