

## Proposed subdivision of Land

**Owner:**

Kelly Wilder  
3324 12<sup>th</sup>. St. NW  
Albuquerque, NM 87107

**Agent:** Douglas Keaty 505-362-1788

**RE:** The nominal 1-Ac. known as:  
3324 12<sup>th</sup>. St. NW 87107  
Tract 100B, 1-A, MRGCD Map # 33,  
Zone Atlas Page: G-14-Z

We hereby request a subdivision into 4-parcels. (See Drawings)  
The furthest West parcel will have a 50 Ft. frontage.  
The two furthest East parcels will have between 50-60 Ft. frontage each.  
The existing home will have the largest frontage of 85 Ft. to 105 Ft.

Access to the subject property is from the existing roadway that is located within the Alameda Drain Right of Way (ROW). This is the only home in the Livingston Subdivision with access from the ROW. Furthermore, the owner associates with the people in Dicks Acres along the north side of the Alameda Drain, whom also access from the ROW.

There are (3) existing gates into the property along the 255 Ft. frontage within the (ROW) that the owner uses.

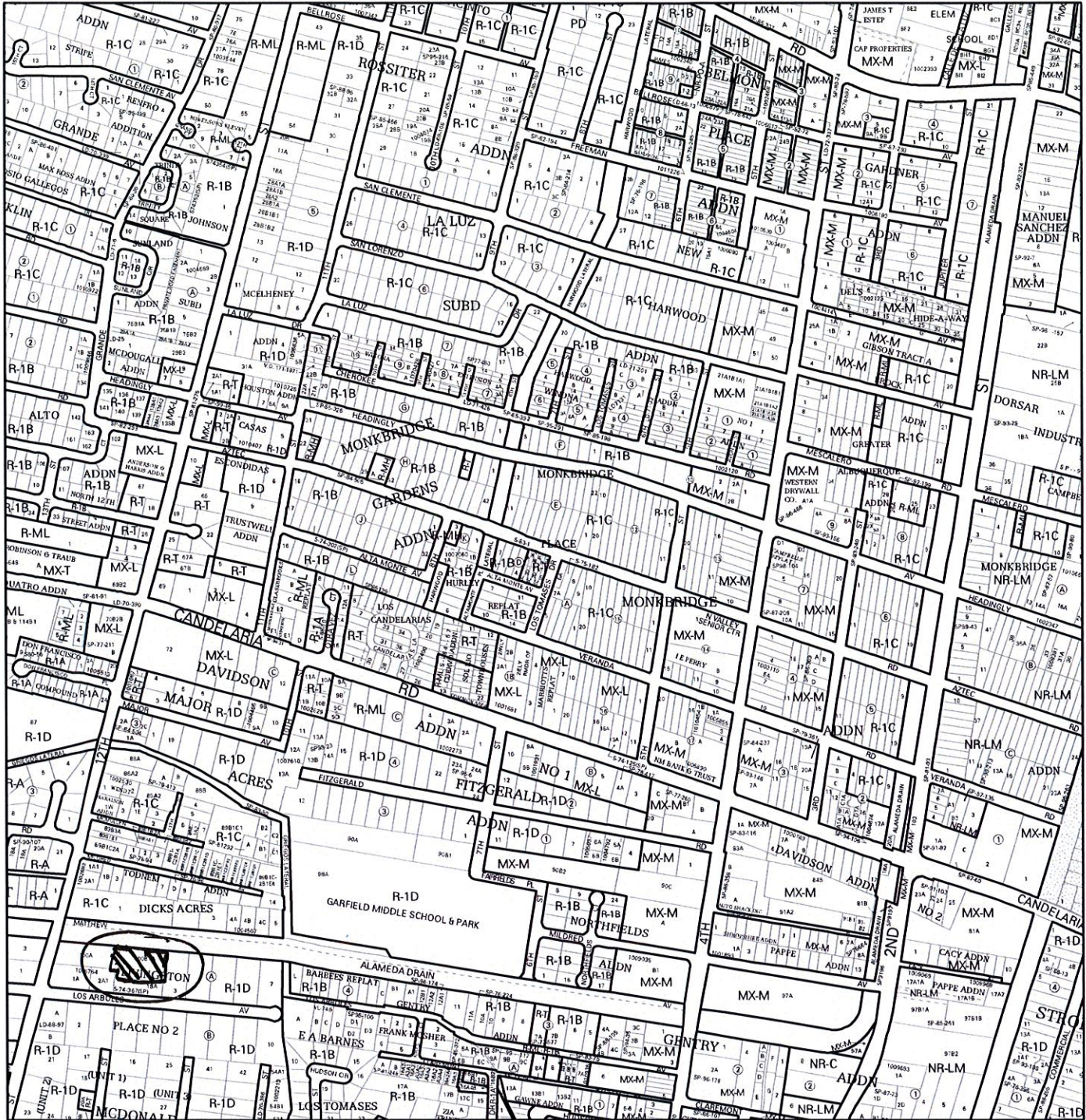
The existing roadway has a barricade at the far East end of the property which prevents vehicles from continuing Eastward along the Alameda Drain Right of Way.

- It is important to note that the property is currently using an old fashioned septic system with a cistern type leach field and that all 4 properties will be hooked into the city sewer system to the South located in Los Arboles Ave.
- The property has city water, but it may need to be upgraded.
- The power is overhead, but the new parcels may go with underground power.
- There is a gas service line and meter on the property at the swimming pool.

The owner is a single woman whose children are grown and gone. She no longer needs a large property, she loves the home, but wants to downsize. She further desires to build 3-super efficient, DOE, Net-Zero Ready homes on the new parcels using the most modern building science techniques.

Thank you,

Douglas Keaty  
Agent for Ms. Wilder



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

## IDO Zone Atlas

### May 2018

**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

**Zone Atlas Page: G-14-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

Feet  
0 250 500 1,000



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <u>KELLY WELDER</u>	Phone: <u>505-301-4632</u>
Address: <u>3324 12th. St. N.W.</u>	Email: <u>KWELDER@MSN.COM</u>
City: <u>ABQ.</u>	State: <u>N.M.</u>
Professional/Agent (if any): <u>DOUGLAS KEATY</u>	Phone: <u>505-362-1788</u>
Address: <u>11500 MEDICINE BOW PL. SE.</u>	Email: <u>DOUGKEATY@GMAIL.COM</u>
City: <u>ABQ.</u>	State: <u>N.M.</u>
Proprietary Interest in Site: <u>NONE</u>	List all owners: <u>KELLY WELDER</u>

**BRIEF DESCRIPTION OF REQUEST**

SUBDIVIDE 1-AC. LOT INTO 4 PARCELS.

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <u>PARCEL T-100B1A</u>	Block:	Unit:
Subdivision/Addition: <u>LIVINGSTON PLACE</u>	MRGCD Map No.: <u>33</u>	UPC Code: <u>101406005803830126</u>
Zone Atlas Page(s): <u>G-14-Z</u>	Existing Zoning: <u>? R-10</u>	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>4</u>	Total Area of Site (acres): <u>±</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: ALAMEDA DRIVEN Between: MATTHEW and: LOS ARBOLES

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

SUBDIVISIONS IN DECKS ACRES TO THE NORTH

Signature: [Signature] Date: 10.30.2018  
 Printed Name: DOUGLAS KEATY  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: \_\_\_\_\_ Fee Total: \_\_\_\_\_  
 Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Project # \_\_\_\_\_

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

*A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ Copy of recorded IIA
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_ Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ Infrastructure List, if applicable
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>10.29.2018</u></p>
<p>Printed Name: <u>DOUGLAS KEY</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

43,560 sq ft = 1 ac.

SCALE 1/8" = 3.14 ft.

50 X 165 = 8250 sq ft

60 X 165 = 9900 sq ft

1/4 AC = 10,890

1/5 AC = 8712

