



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS		APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<input type="checkbox"/> Waiver to DPM (Form V2)		
BRIEF DESCRIPTION OF REQUEST		
Request approval for a sidewalk waiver required for our re-plotting request. Sketch plot application number PR-2021-005657/PS-2021-00077. The neighborhood was built in 1984 and no one in our neighborhood has a sidewalk.		

APPLICATION INFORMATION		
Applicant: Laura Durr		Phone: 505-400-0325
Address: 616 Autumnwood PI SE		Email: lauradurr@msn.com
City: Albuquerque	State: NM	Zip: 87123
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 616 Autumnwood PL SE	Block: 1	Unit: 7
Subdivision/Addition: Winterwood Park	MRGCD Map No.:	UPC Code: 102305621608230338
Zone Atlas Page(s): L-23-Z	Existing Zoning: Residential	Proposed Zoning Residential
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): .38 + .31 = .69
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Autumnwood PI	Between: Autumnwood PL	and: Winterwood Way
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 3 August 2021
Printed Name: LAURA G. DURR	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM V2: Waiver- DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

WAIVER – IDO

- Interpreter Needed for Meeting? No if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to 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. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- ☒ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Required notices with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination Public Notice Inquiry response
- ☒ Proof of emailed notice to affected Neighborhood Association representatives

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to 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. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ Required notices with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of Neighborhood Meeting
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing **this step is not required if waiver is to be heard with minor subdivision plat**
- ☒ Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to 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. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- ☒ Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION


- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to 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. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Letter describing, explaining, and justifying the deferral or extension
- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

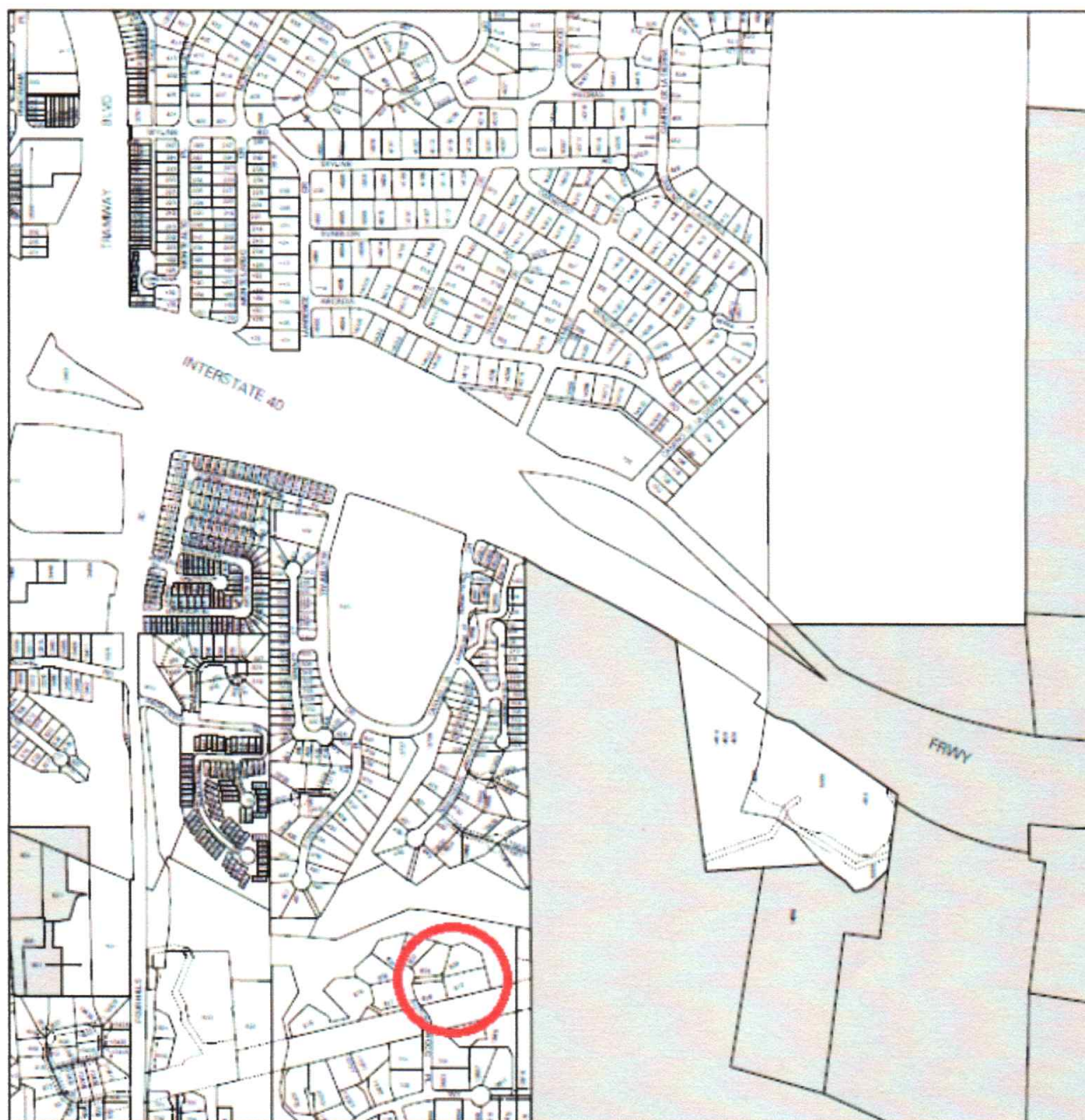
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: [Signature] Date: 2 AUG 2021

Printed Name: LAURA E. DURR ☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		



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

Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

L-23-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.

Laura E Durr
616 Autumnwood Pl SE
Albuquerque, NM 87123
DRB Project No: PR-2021-005657
Sketch Plat: PS-2021-00077

Dear Sir or Ma'am,

On 14 July 2021, I attended the DRB to review the sketch plot request to re-plot my land. My request is to turn 3 lots (Block 1 lot 7, 8, 9, Winterwood Park) into 2 lots. During the DRB the transportation development representative stated that I would need to meet the sidewalk requirements or request a waiver. I'm requesting a waiver to the sidewalk requirements for my project, PR-2021-005657. None of the homes on Autumnwood Pl have a sidewalk and we wish to stay consistent with our neighbors. In addition, the steep terrain of our land will make it difficult to build a sidewalk.

One of the requirements to request a sidewalk waiver is to hold a neighborhood meeting per IDO section 14-16-6-4(K).

On 16 July 2021 I sent an email to the appropriate neighborhood coalition representatives requesting their assistance in a neighborhood meeting in regard to my request for a sidewalk waiver.

On 20 July 2021 I was contacted by Kathleen Oweegon stating that she would be the facilitator for my neighborhood meeting.

In order to ensure the maximum participation of the neighborhood meeting I sent as many email addresses that I had from our neighborhood to Ms Oweegon. In addition, I printed out flyers with the info for the neighborhood meeting on the 2nd of August 2021 and put them in all of the mailboxes of my neighborhood.

On 2 August 2021 I held a neighborhood meeting. Kathleen Oweegon (facilitator) ran the meeting and she will provide documentation that the meeting occurred along with notes and members present to the DRB. Ms Oweegon stated that she would send "Proof of email with read receipt OR Certified letter offering meeting to applicable associations" to meet the sidewalk waiver requirements. She will also send the "copy of the sign in sheet and meeting notes". Both required Neighborhood coalition members were present at the meeting in addition to members of the neighborhood.

I'm requesting a waiver in accordance with IDO section 14-16-6-6(P)(3) based on the following:

1) IDO sec 14-16-6-6(P)(3)(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, manmade obstructions, or utility lines.
 - i. I believe my request meets this criteria. My home is built on granite and it would need to be blasted in order to remove it from the space to allow a 5' wide sidewalk. We also have several planters built with railroad ties that would have to be removed to put a sidewalk along the road of my lot. In addition, the terrain of my neighborhood is very steep and would cause a dangerous hazard to safety if a sidewalk was required. The sidewalk will not be easy or economically reasonable to build.

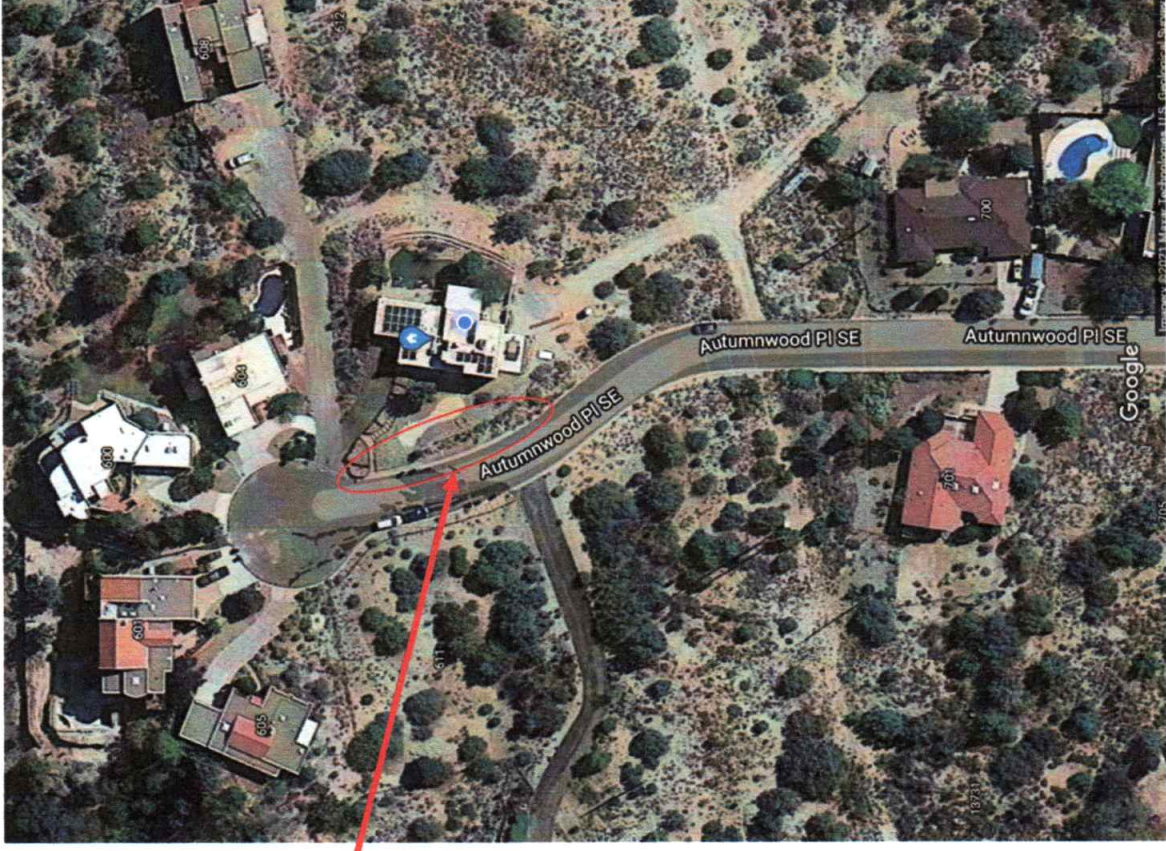
2. N/A

3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - i. I believe my request meets these criteria. The majority of the homes in Winterwood Park do not have a sidewalk. If I were to build a sidewalk on my land it would not connect to any other sidewalk because all of my neighbors do not have a sidewalk. In addition, I live next to a utility easement, and it does not have a sidewalk on it. The established neighborhood character does not have sidewalks and if I were to build a sidewalk I would not be consistent with the rest of the homes in my neighborhood. None of the homes on Autumnwood Pl have a sidewalk. We also have several vacant lots in our neighborhood that do not have sidewalks on them.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
 - i. I believe my request meets this criteria. The homes in Winterwood park are very unique and they are spaced apart. Other neighborhoods have homes right next to each other and it would make sense for them to have sidewalks. However, in our neighborhood we have different standards. We have a lot of open space that does not have any sidewalks and we would like to keep consistency by not requiring sidewalks to be built in our neighborhood.
- 2) IDO sec 14-16-6-6(P)(3)(b) The waiver that we are requesting will not be materially contrary to the public safety, health, or welfare of anyone.
 1. Our home was built in 1984 and there have been no safety, health or welfare concerns with the current configuration (no sidewalk) since it was built in 1984.
- 3) IDO sec 14-16-6-6(P)(3)(c) The waiver does not cause significant material adverse impacts on surrounding properties.
 1. The waiver does not cause any adverse impacts because we are asking that we do not have to do any construction.
- 4) IDO sec 14-16-6-6(P)(3)(d) The waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
 1. Our request is for no construction so nothing will be built that will interfere with any future planning.
- 5) IDO sec 14-16-6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
 1. Our waiver will not conflict with any of these items.
- 6) 6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
 1. Since we are not building anything there will be nothing undesirable.
- 7) 6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.
 1. We believe we are adhering to all purposes of this IDO.
- 8) 6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.

1. Our waiver request will remove a lot and therefore it will not allow a lot that does not meet the development standards.
- 9) 6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
1. We believe our waiver request is the minimum necessary.
- 10) 6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.
1. No gap in existing sidewalk systems will occur. The majority of homes in our neighborhood do not have a sidewalk. None of the homes on Autumnwood PI have a sidewalk. Building a sidewalk would create gaps in all of the other homes on Autumnwood PI because they do not have a sidewalk. In addition, the utility easement next to our land does not have a sidewalk.



Laura E Durr



This is a satellite picture of my home and the homes in my neighborhood.

The red oval designates the area that a sidewalk is required.

Consistent with the statements in my letter, you can see that no one on Autumnwood PL has a sidewalk. In addition, you can see the planter that would have to be removed on the north side of the red oval in order to build a sidewalk. You can also see all of the open space and the utility easement that does not have a sidewalk. No sidewalk gaps will occur if we do not build a sidewalk on our property line.

Fw: Sketch Plot application - PR-2021-005657/PS-2021-00077 JULY 14, 2021 DRB HEARING

Laura Durr <lauradurr@msn.com>

Thu 7/15/2021 11:05 PM

To: thummell@cabq.gov <thummell@cabq.gov>

2 attachments (370 KB)

DRB_application_11-20.pdf; FormV2.pdf;

Hi Mr Hummell,

I'm working on a project with the city and I may have to request a sidewalk waiver. In the requirements of the sidewalk waiver it says that I need to contact you for a facilitator. We do not have an HOA in our neighborhood so I do not know how to schedule a neighborhood meeting. Can you help me figure out what I need to do for the sidewalk waiver?

Thanks

Laura Durr

616 Autumnwood Pl SE

Albuquerque, NM 87123

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Sent: Thursday, July 15, 2021 5:51 PM

To: Laura Durr <lauradurr@msn.com>; Ortiz, Annette <annetteortiz@cabq.gov>

Cc: Gould, Maggie S. <MGould@cabq.gov>; Cordero, Shannon D. <sdordero@cabq.gov>

Subject: RE: Sketch Plot application - PR-2021-005657/PS-2021-00077 JULY 14, 2021 DRB HEARING

Good morning Laura,

Attached are the application sheets for a Sidewalk Waiver. You will go through the same application process you went through for the Sketch Plat and send your application digitally to PLNDRS@cabq.gov (we are not accepting physical application submissions at this time). The submittal requirements for a Sidewalk Waiver are as follows:

- Application sheets completed, signed, dated (attached to this message)
- Zone Atlas map with the entire site clearly outlined and labeled (you can use the one included in your Sketch Plat submittal)
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable.
- Scale drawing showing the location of the proposed variance or waiver, as applicable
- Office of Neighborhood Coordination neighborhood meeting inquiry response
- Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to affected Neighborhood Association representatives

You need to reach out to the Office of Neighborhood Coordination (ONC) at (505) 768-3334 and at onc@cabq.gov to obtain the contact list of affected Neighborhood Association representatives.

If a neighborhood meeting is requested by a Neighborhood Association representative(s), you will need to contact Tyson R. Hummell, the ADR Coordinator, at (505) 768-4500 and at thummell@cabq.gov to request a facilitator for the neighborhood meeting.

The application fee for a Sidewalk Waiver is \$325 plus a 2% technology fee totaling \$331.50. Once you submit your application submittal to our office at PLNDRS@cabq.gov, our staff will assist you with paying the application fee online.



Jay Rodenbeck

Senior Planner

o 505.924.3994

e jrodenbeck@cabq.gov

cabq.gov/planning

From: Laura Durr <lauradurr@msn.com>

Sent: Thursday, July 15, 2021 9:50 AM

To: Ortiz, Annette <annetteortiz@cabq.gov>

Cc: Gould, Maggie S. <MGould@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Cordero, Shannon D. <sdordero@cabq.gov>

Subject: Re: Sketch Plot application - PR-2021-005657/PS-2021-00077 JULY 14, 2021 DRB HEARING

Hi, we had a great DRB yesterday. One of my action items is to get a sidewalk waiver. Can you tell me where the form is to apply for a sidewalk waiver for our proposal.

Thanks :)
Laura Durr

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Tuesday, June 29, 2021 4:22:48 PM
To: Laura Durr <lauradurr@msn.com>
Cc: Gould, Maggie S. <MGould@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Cordero, Shannon D. <sdordero@cabq.gov>
Subject: RE: Sketch Plot application - PR-2021-005657/PS-2021-00077 JULY 14, 2021 DRB HEARING

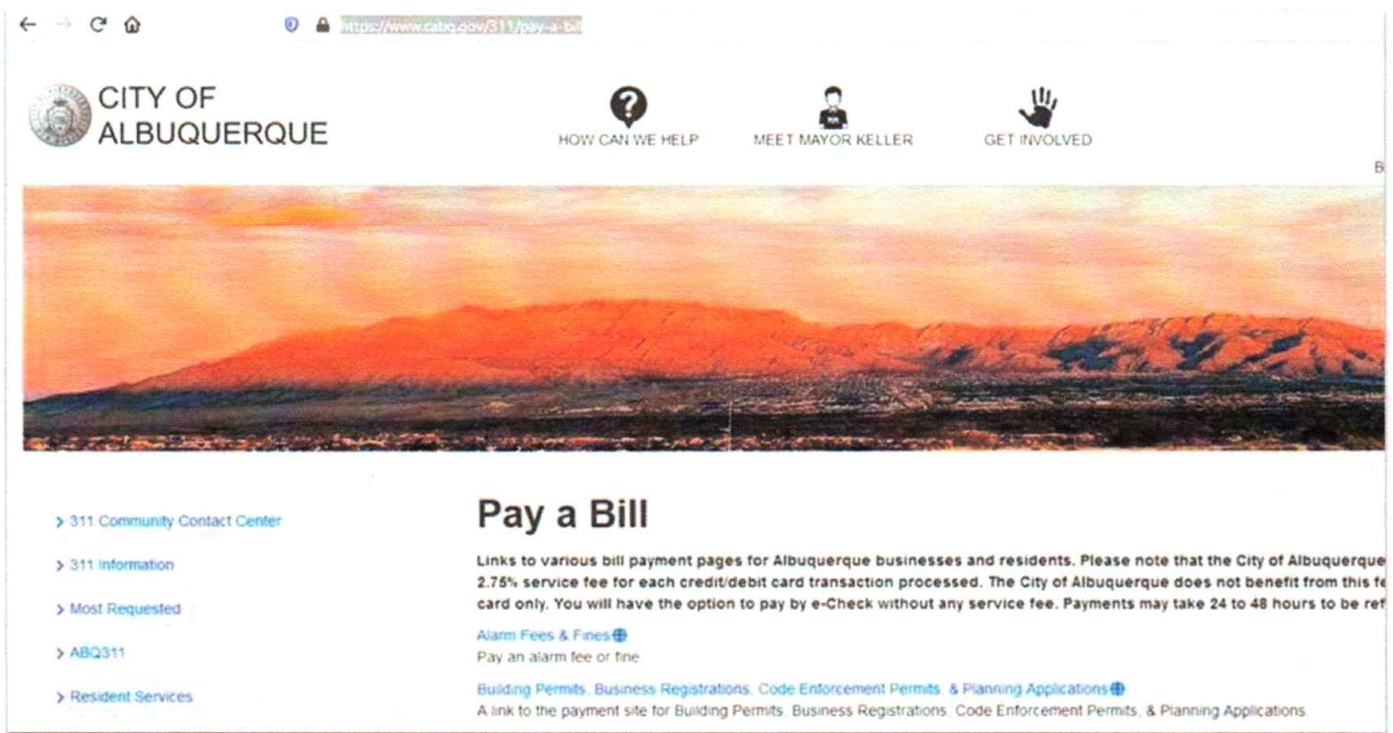
Hello,

Here is the link and permit number for you to enter the application number NOT the project number. Your application number - **PS-2021-00077**

<https://www.cabq.gov/311/pay-a-bill>

Enter the permit number and click Find, Add to Cart, Checkout and then enter payment information.

Let me know when it is paid so I can verify it cleared in Posse. I also attached a copy of your receipt for your records. Thank you for your patience during this difficult time.



Best,
Annette



ANNETTE V. ORTIZ

planning assistant II
development review services
o 505.924.3861
e annetteortiz@cabq.gov

From: Laura Durr [<mailto:lauradurr@msn.com>]
Sent: Friday, June 25, 2021 1:01 PM
To: Planning Development Review Services
Subject: Sketch Plot application

Dear Sir or Ma'am,

I would like to apply for a sketch plot. I've downloaded the form and the instructions and one of the instructions states:

"A single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal"

I've attached my complete application in the order stated on the instruction form.

Thank you
Laura Durr
616 Autumnwood Pl SE
Albuquerque, NM 87123
505-400-0325

From: Gould, Maggie S. <MGould@cabq.gov> on behalf of Planning Dev Help <devhelp@cabq.gov>
Sent: Friday, June 25, 2021 3:02 PM
To: Laura Durr <lauradurr@msn.com>; Planning Dev Help <devhelp@cabq.gov>
Subject: RE: Question about land

Hello,

Your surveyor is correct about the lot size. Here is the section of the Integrated Development Ordinance, the City's zoning code.

5-1(C)(2) Contextual Residential Development in Areas of Consistency 5-1(C)(2)

(a) Applicability

1. For the following residential development types, the contextual lot size standards in Subsection

(b) below do not apply, and the contextual setback standards in Subsection

(c) below apply to the entire project site, not to individual lots or primary buildings:

a. Manufactured home communities in the R-MC zone district.

b. Cluster development.

c. Cottage development.

2. All other development in any Residential zone district on blocks where lots have been platted and at least 1 primary building is constructed shall comply with the standards in Subsections (b) and (c) below.

5-1(C)(2)(b) Lot Size In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low[1]density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks facing the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.

1. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.

2. Within UC-MS-PT areas or within 1,320 feet (¼ mile) of UC[1]MS-PT areas, new low-density residential development on a lot 10,000 square feet or larger shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 50 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.

3. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is larger than 125 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.

I would recommend that you apply for a sketch plat through the Development Review Board, there is a 50 dollar fee, but you will get comments from Code Enforcement, Albuquerque Bernalillo County Water Utility Authority, Planning, Transportation and Hydrology. This will give you an idea of what is possible and what will be required prior to spending the money on a surveyor.

I have included the applicant form and checklist.

[DRB_application_11-20.pdf \(cabq.gov\)](#)

[Form S2 \(cabq.gov\)](#)

Please let me know if you have any questions.

ONE
ALBUQUE planning
RQUE
MAGGIE GOULD
planning manager

land development coordination
o 505-924-3880
c 505-553-0682
e mgould@cabq.gov
cabq.gov/planning

From: Laura Durr <lauradurr@msn.com>
Sent: Thursday, June 24, 2021 1:06 PM
To: Planning Dev Help <devhelp@cabq.gov>
Subject: Fw: Question about land

Hi,

I live in Albuquerque and I was wondering if I could get some help on land laws/regulations.

I currently own 616 Autumnwood PI SE and 612 Autumnwood PL SE. The 2 lots are adjoining. 616 Autumnwood PL is my primary residence and 612 Autumnwood PI SE is vacant land. I purchased 612 Autumnwood PI so that no one would build on it and obstruct my views from my home.

We recently got a new neighbor and he would like to purchase half of 612 Autumnwood PI from us.

What we would like to do is split 612 Autumnwood PI into 2 pieces and add one of the pieces to 616 Autumnwood PI and the other piece to my neighbor at 608 Autumnwood PI. This would turn 3 plots of land into 2 and make both of our primary residences bigger.

We have contacted a few surveyors that say they can do that work for \$5,000 - \$10,000. They also say that if they run into any issues it may cost us more.

My neighbor and I are willing to pay a reasonable cost to have someone do this for us but we are worried about all of the "extras" that these companies may charge us. I was wondering if there is a list of requirements from the city that can tell us whether we have all of the right regulations met in order to split the land.

for example, one of the surveyors told us that when we split the land and add it to our primary residences we cannot be 125% larger or 75% smaller than the average of the lots on our block. I would like to get more details about what that means. I did a quick look at all of the lots on our block and they range from .38 acres to 1.81 acres. But I'm also assuming that our "block" is all of the lots on Autumnwood PI SE. I'm wondering if a block designates the street or if it designates a radius? Knowing the details will help me understand if we will be allowed to split the lot in the way that we are proposing.

I'm asking because we don't want to give a company \$5-10K and then have them tell us that we can't split the land due to city regulations but then they keep our money because they did all the work.

Any help or advice would be greatly appreciated 😊

Thank you
Laura Durr
616 Autumnwood PI SE
Albuquerque, NM 87123
lauradurr@msn.com

From: Enrico Gradi <egradi@bernco.gov>
Sent: Thursday, June 24, 2021 2:16 PM
To: Laura Durr <lauradurr@msn.com>
Subject: Re: Question about land

Good morning,

Yes, you are correct. However, The City of Albuquerque is an incorporated municipality within Bernalillo County. As such, the City has its own land use regulation and policy.

The City does list a contact person/service that can offer advice, and perhaps feasibility, of your proposal without the need of an agent or surveyor.

Please email devhelp@cabq.gov

I hope this is helpful.

Sent from my iPhone

On Jun 23, 2021, at 6:14 PM, Laura Durr <lauradurr@msn.com> wrote:

CAUTION: This email originated from outside of Bernalillo County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, the sites in question are 616 Autumnwood Pl, 612 Autumnwood Pl and 608 Autumnwood Pl. They are all in Bernalillo county in the city of Albuquerque.

From: Enrico Gradi <egradi@berncgo.gov>
Sent: Wednesday, June 23, 2021 11:56 PM
To: Laura Durr <lauradurr@msn.com>; planning <planning@berncgo.gov>
Subject: RE: Question about land

Ms. Durr,

Is the 616 Autumnwood Pl SE address the site in question? If so, it appears to be located I the City of Albuquerque.

<image002.jpg>
<image003.png>

Enrico Gradi
Deputy County Manager
Community Services Division
111 Union Square SE, 3rd Floor, Albuquerque, NM 87102
Email: egradi@berncgo.gov
O: (505) 314-0385 C: (505) 280-6735
www.berncgo.gov

From: Laura Durr <lauradurr@msn.com>
Sent: Wednesday, June 23, 2021 5:51 PM
To: planning <planning@berncgo.gov>
Subject: Question about land

CAUTION: This email originated from outside of Bernalillo County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I own 2 adjoining properties in Bernalillo county. I want to split that land and add half of it to my primary residence and sell the other half to my neighbor that wants to add it to his primary residence. I've contacted several surveyor companies and they have all given us estimates to get this done. However, a couple of them have brought up issues that might arise when we try to "replot" this land. I was wondering if there is a website or a document that you can point me to so that I can look up all of the rules that we need to follow. for instance, one company said that our final land size cannot be any larger than 125% or smaller than 75% of the average size of land on a block. He did not tell me what a "block" is so when I tried to calculate whether or not we would conform to the rules I do not know all of the parameters. I know that the survey company will help us with this but they all want to charge a lot of money to look up the rules. If I can save some money by reading the laws myself I would like to do that. I also want to know if our proposal is possible. None of the survey companies will guarantee that they can get this done but they all want about \$5,000 to do the paperwork to see if it will work. I would like to have a little more confidence that we can do this before we invest that kind of money on this project.

Thanks so much
Laura Durr
616 autumnwood Pl SE
Albuquerque, NM 87123
LauraDurr@msn.com

616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Baca, Vanessa <vanessabaca@cabq.gov>

Fri 7/16/2021 7:56 PM

To: Office of Neighborhood Coordination <lauradurr@msn.com>

Hi Laura.

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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670

PLEASE NOTE: 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, pre-construction meetings, 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, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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: <https://www.cabq.gov/planning/urban-design-development/public-notice>. 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 your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.



Vanessa Baca
Manager

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

Office Phone: (505) 768-3331

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Friday, July 16, 2021 11:06 AM

To: Office of Neighborhood Coordination <lauradurr@msn.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Sidewalk Waiver

Contact Name

Laura Durr

Telephone Number

505-400-0325

Email Address

lauradurr@msn.com

Company Name

8/3/2021

Mail - Laura Durr - Outlook

USAF

Company Address

616 Autumnwood Pl SE

City

Albuquerque

State

NM

ZIP

87123

Legal description of the subject site for this project:

PARID: 102305621608230338

616 AUTUMNWOOD PL SE

ALBUQUERQUE

NM

87123

Property Description * 7 1 WINTERWOOD PARK A POR OF TOWN & COUNTRY VILLAGE CONT 0 .38 AC M/L

Physical address of subject site:

616 Autumnwood Pl SE Albuquerque, NM 87123

Subject site cross streets:

Autumnwood Pl/Winterwood Park

Other subject site identifiers:

This site is located on the following zone atlas page:

L-23-Z

Fw: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Laura Durr <lauradurr@msn.com>

Fri 7/16/2021 8:05 PM

To: brasher@aps.edu <brasher@aps.edu>; dreikeja@comcast.net <dreikeja@comcast.net>

Hi Julie and Michael,

My name is Laura Durr and I live at 616 Autumnwood PI SE Albuquerque, NM 87123. I own 2 plots of land and I would like to split one of the plots with my neighbor. He would like to add half of the plot to his land and I'll add the other half to my land. We are doing this to make sure that no one can purchase the land and build on it blocking our views. I scheduled a sketch plot with the city and at our DRB they stated that if I replot my land I have to abide by the city laws for a sidewalk. My home has a small sidewalk in the front but it does not meet specs. Our area was built in 1984 and no one has any sidewalks at all. I'm the only one with a small sidewalk. I would like to apply for a waiver to the sidewalk requirement and one of the items that I need to do is contact you. I will submit the necessary paperwork but per the email below I'm instructed to email you and let you know that I'm applying for an approval from the planning department.

Please let me know what I need to do next.

Thank you for your time.

Laura Durr

616 Autumnwood PL SE
Albuquerque, NM 87123
lauradurr@msn.com

From: Baca, Vanessa <vanessabaca@cabq.gov>

Sent: Friday, July 16, 2021 7:56 PM

To: Office of Neighborhood Coordination <lauradurr@msn.com>

Subject: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Hi Laura.

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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670

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<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.



Vanessa Baca
Manager

8/3/2021

Mail - Laura Durr - Outlook

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

Office Phone: (505) 768-3331

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Friday, July 16, 2021 11:06 AM

To: Office of Neighborhood Coordination <lauradurr@msn.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Sidewalk Waiver

Contact Name

Laura Durr

Telephone Number

505-400-0325

Email Address

lauradurr@msn.com

Company Name

USAF

Company Address

616 Autumnwood Pl SE

City

Albuquerque

State

NM

ZIP

87123

Legal description of the subject site for this project:

PARID: 102305621608230338

616 AUTUMNWOOD PL SE

ALBUQUERQUE

NM

87123

Property Description * 7 1 WINTERWOOD PARK A POR OF TOWN & COUNTRY VILLAGE CONT 0 .38 AC M/L

Physical address of subject site:

616 Autumnwood Pl SE Albuquerque, NM 87123

Subject site cross streets:

Autumnwood Pl/Winterwood Park

Other subject site identifiers:

This site is located on the following zone atlas page:

L-23-Z

Re: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Bridges of Peace <oweegon@bridgesofpeace.com>

Tue 7/20/2021 1:28 AM

To: Laura Durr <lauradurr@msn.com>

Good morning Laura,

My name is Kathleen Oweegon. Tyson Hummell as assigned your project to me to facilitate a meeting with your neighbors regarding your project, if one is needed.

The first step is for you and I to have a brief conversation, so I can explain the meeting process to you and answer any questions you may have about that. Please call me at (505) 501-7000 at your earliest opportunity so that we can discuss this and move forward.

Thank you,
Kathleen

Kathleen Oweegon

Facilitator, Mediator, Trainer

Bridges of Peace

(541) 543-4181 Oregon office

(505) 501-7000 NM office/mobile

oweegon@bridgesofpeace.com

www.bridgesofpeace.com

Podcast: [Co-creating Peace](#) about Conscious Communication and Conflict Transformation

On Jul 16, 2021, at 3:22 PM, Laura Durr <lauradurr@msn.com> wrote:

Sounds good, no one in my neighborhood has a sidewalk so the only complaint they might have is I will be the only one with a sidewalk if the city makes me build a sidewalk.....

From: Hummell, Tyson <thummell@cabq.gov>

Sent: Friday, July 16, 2021 8:47 PM

To: 'Laura Durr' <lauradurr@msn.com>

Cc: Baca, Vanessa <vanessabaca@cabq.gov>; oweegon@bridgesofpeace.com <oweegon@bridgesofpeace.com>

Subject: RE: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Ms. Durr,

I have assigned a Facilitator named Kathleen Oweegon to assist you with this Neighborhood Meeting. She is included on this message and will work with you directly.

Generally your Land Use Application packet should contain most of the basics. Curious participants also frequently ask about diagrams, drawings or other project specific information. The Application package is really the most important thing to have. Additional information is not always required, but we have found that it tends to help quiet community concerns, when available.

Kind Regards,

TRH

Tyson R. Hummell

Assistant City Attorney / ADR Coordinator

City of Albuquerque Legal Department

P.O. Box 2248

Albuquerque, New Mexico 87103

(505) 768-4500 (Office)

(505) 768-4440 (Fax)

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From: Laura Durr [<mailto:lauradurr@msn.com>]

Sent: Friday, July 16, 2021 2:25 PM

To: Hummell, Tyson

Cc: Baca, Vanessa

Subject: Re: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

External

Can you send me a list of what the relevant information for our project is? I have the form S2 that I submitted to the DRB, is that what you are talking about? How do I know what info I need to assemble?

From: Hummell, Tyson <thummell@cabq.gov>

Sent: Friday, July 16, 2021 8:20 PM

To: 'Laura Durr' <lauradurr@msn.com>
Cc: Baca, Vanessa <vanessabaca@cabq.gov>
Subject: RE: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Thank You Ms. Durr,

The next step is to make sure you have assembled relevant information for your proposed project, so you can share with other community members. Once complete, please let me know. I will assign an appropriate facilitator to meet your needs. You will work collaboratively with your facilitator for the rest of the process. I will also be available to step in and assist you, if needed.

Kind Regards,
TRH

Tyson R. Hummell
Assistant City Attorney / ADR Coordinator
City of Albuquerque Legal Department
P.O. Box 2248
Albuquerque, New Mexico 87103
(505) 768-4500 (Office)
(505) 768-4440 (Fax)

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From: Laura Durr [mailto:lauradurr@msn.com]
Sent: Friday, July 16, 2021 1:59 PM
To: Hummell, Tyson
Subject: Fw: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

External

Hi,

Here is the info that I received from Ms Baca. Please let us know what our next step is.

Thanks
Laura Durr

From: Baca, Vanessa <vanessabaca@cabq.gov>
Sent: Friday, July 16, 2021 7:56 PM
To: Office of Neighborhood Coordination <lauradurr@msn.com>
Subject: 616 Autumnwod PI SE_Neighborhood Meeting Inquiry

Hi Laura.

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<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thank you.

<image001.png>
Vanessa Baca

8/3/2021

Mail - Laura Durr - Outlook

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
Office Phone: (505) 768-3331
E-mail: vanessabaca@cabq.gov
Website: www.cabq.gov/neighborhoods
<image002.png><image003.png><image004.png>

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, July 16, 2021 11:06 AM
To: Office of Neighborhood Coordination <lauradurr@msn.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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Company Name
USAF
Company Address
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City
Albuquerque
State
NM
ZIP
87123

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PARID: 102305621608230338
616 AUTUMNWOOD PL SE
ALBUQUERQUE
NM
87123

Property Description * 7 1 WINTERWOOD PARK A POR OF TOWN & COUNTRY VILLAGE CONT 0.38 AC M/L

Physical address of subject site:

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Autumnwood Pl/Winterwood Park

Other subject site identifiers:

This site is located on the following zone atlas page:
L-23-Z