

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? 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 S2 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 describing, explaining, and justifying the request
- 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)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? 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 S2 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
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(K)
- ___ 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)
- ___ 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)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

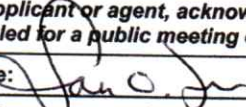
MINOR AMENDMENT TO PRELIMINARY PLAT

Interpreter Needed for Hearing? 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ 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

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.

<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>	
Signature: 	Date: 25 JUN 2021
Printed Name: LAURA E. DURR	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	



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 checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (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 SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant: LAURA DURR		Phone: 505-400-0325
Address: 616 AUTUMNWOOD PL 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.: SEE ATTACHED	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: AUTUMNWOOD PL SE Between: 608-616 AUTUMNWOOD PL and: 608-616 AUTUMNWOOD PL

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

NONE

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: 25 JUN 2021
Printed Name: LAURA E. DURR	<input checked="" 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 #			

Site Information

Lot or Tract No: 608, 612, 616

Block: 1

Unit: 7, 8, 9

Subdivision/Addition: Turn 3 lots into 2 lots

MRGCD Map No: N/A

UPC Code: 608 Autumnwood PI SE (102305623309830336), 612 Autumnwood PI SE (102305623508230337),
616 Autumnwood PI SE (102305621608230338)

Zone Atlas Pages: L-23-Z

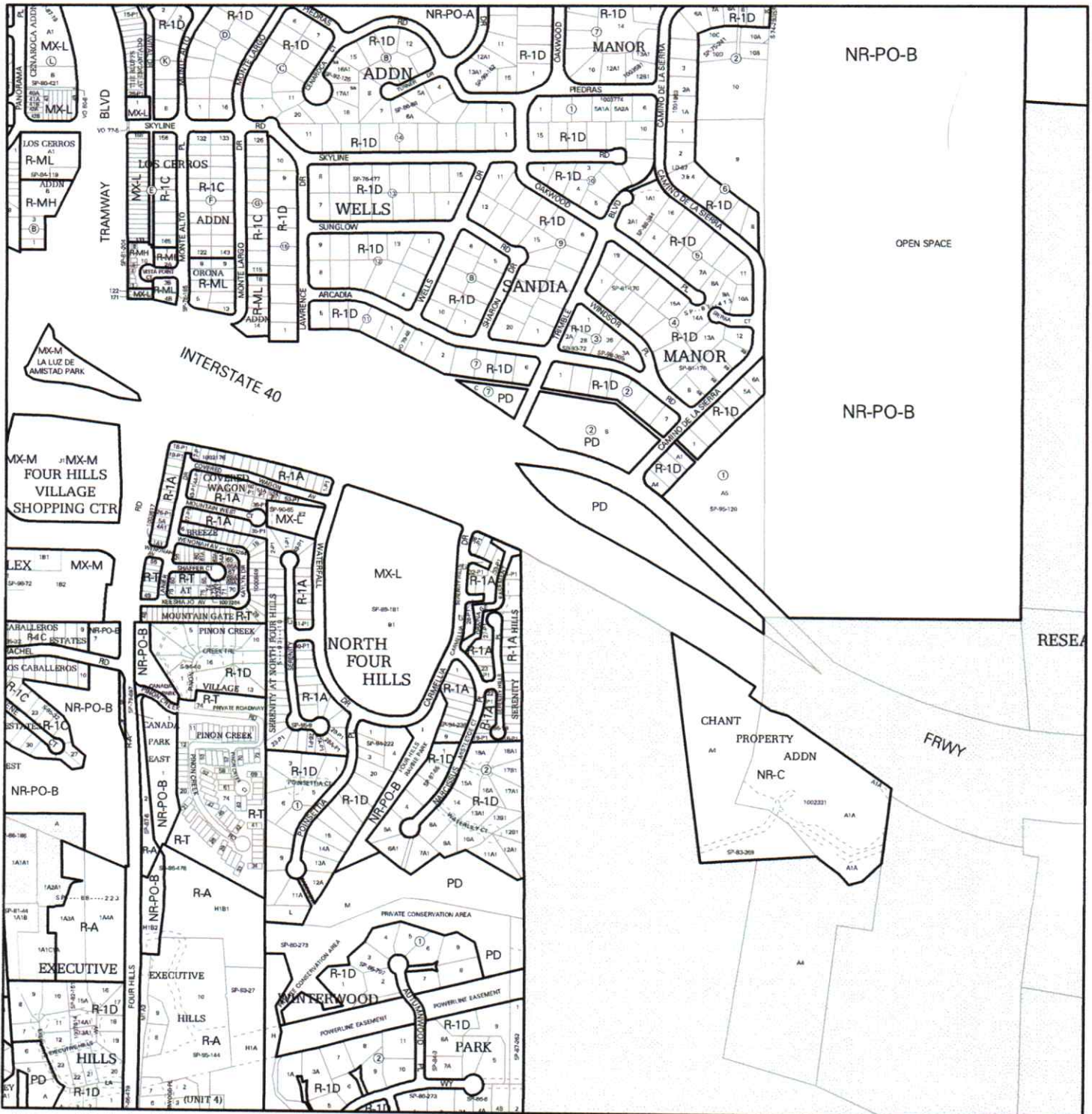
Existing Zoning: Residential

Proposed Zoning: Residential

of existing lots: 3

of proposed lots: 2

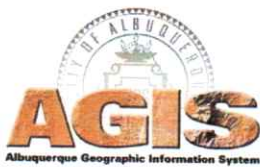
Total Area of site (acres): 616 Autumnwood PI (.38 Acres) + 612 Autumnwood PI (.6 acres) + 608
Autumnwood PI (.56 acres) for a total acreage of 1.54 acres.



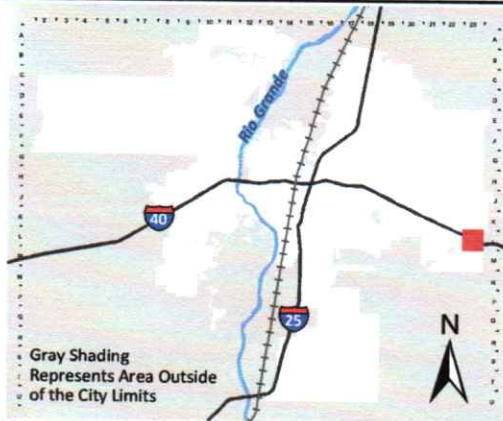
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

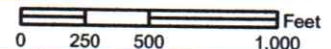


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-23-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



Laura Durr & Tim Grubbs
616 Autumnwood PI SE
Albuquerque, NM 87123

Laura Durr
612 Autumnwood PI SE
Albuquerque, NM 8713

Larry and Nancy Wildt
608 Autumnwood PI SE
Albuquerque, NM 87123

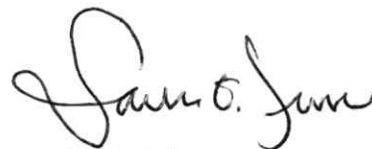
Dear Sir or Ma'am,

We would like to request a sketch plat through the development review board. Our proposal is to divide 612 Autumnwood PI SE (plot 8) into 2 equal pieces divided on a diagonal (please see attachment). 612 Autumnwood PI SE is .6 acres in size and we would like to divide it into 2 equal pieces of .3 acres each. We would then like to add .3 acres of 612 Autumnwood PI SE to each of the following properties:

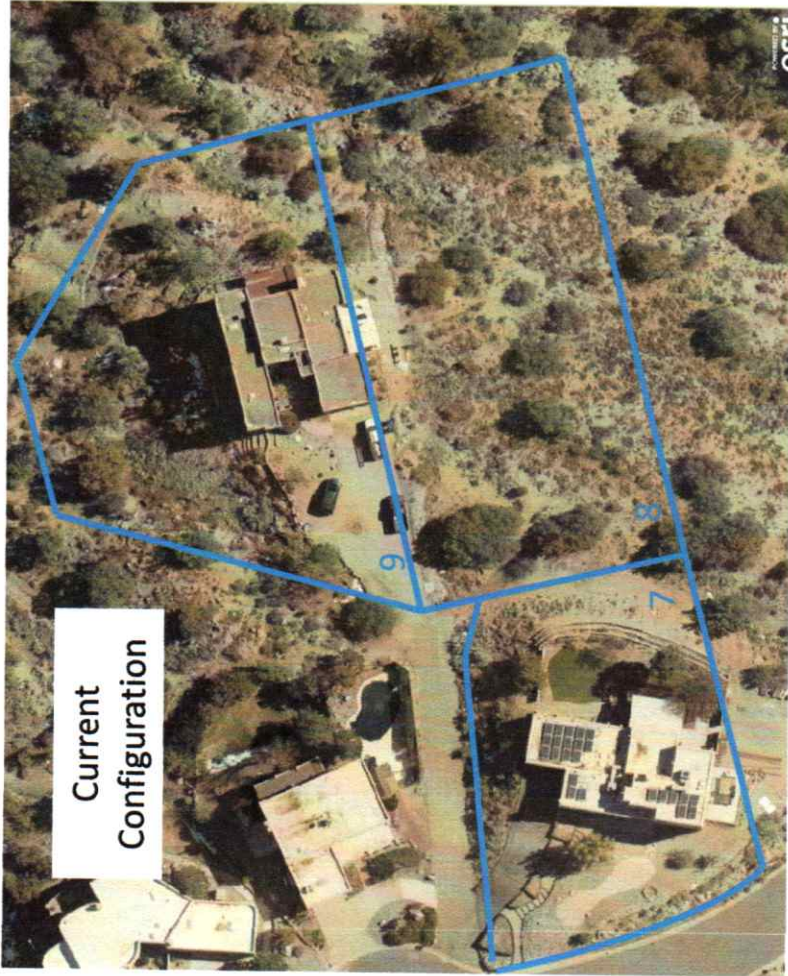
- Add .3 acres to 616 Autumnwood PI SE (plot 7)
- Add .3 acres to 608 Autumnwood PI SE (plot 9)

The resulting plots will be 616 Autumnwood PI SE with a total acreage of .68 acres and 608 Autumnwood PI SE with a total acreage of .86 acres. We have attached the Zone Atlas map that the land resides on (L-23-Z).

Our justification for this request is to improve the value of our properties and ensure the consistency of home values in our neighborhood. Over the past 13 years, the vacant lot (612 Autumnwood PL SE) has been sold to 4 different owners. Each owner with the intent to build a new home on that plot. Each owner found difficulties in getting septic permits and construction approvals to build a home. I purchased the land in 2015 with the hopes of adding that land to my primary residence and to ensure that no one built a home behind my home, obstructing views and decreasing the value of my home. My neighbor has the same reasoning to split the land and add to their primary residence. They would like to increase the value of their home and ensure that no one builds to the south of their home obstructing their views possibly decreasing the value of their home.



Laura E. Durr
616 Autumnwood PI SE
Albuquerque, NM 87123

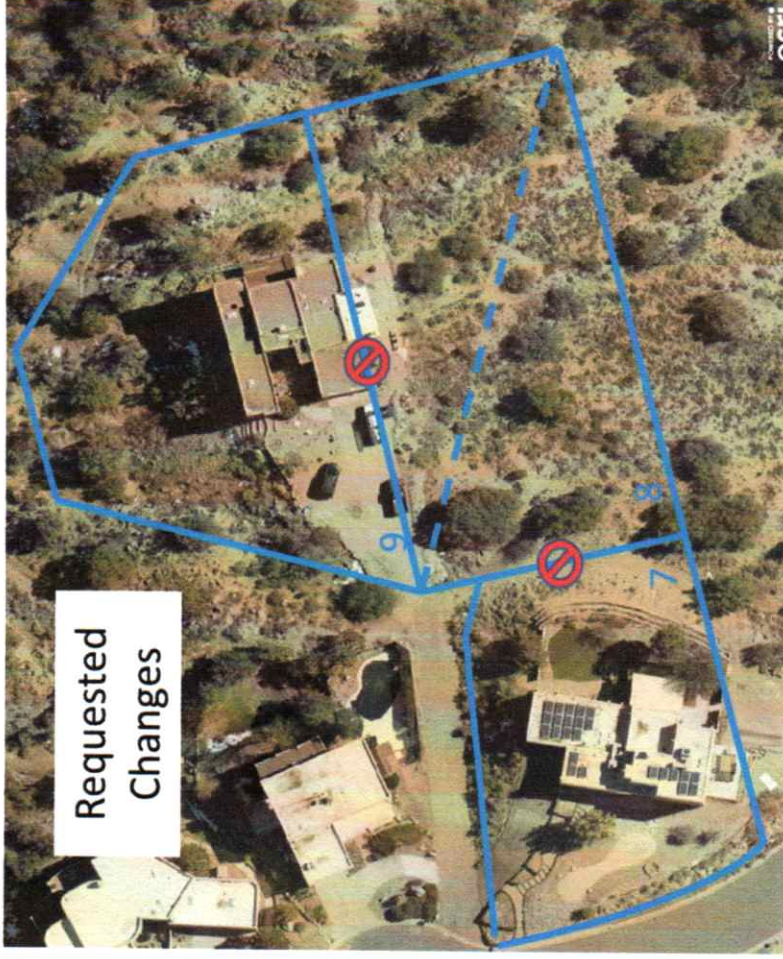


Current Configuration

- 3 plots labeled 7, 8, 9.
- We would like to split plot 8 and add half of plot 8 to plot 7. Add the other half of plot 8 to plot 9.

Notes:

- plot 7 = .38 acres
- plot 8 = .60 acres
- plot 9 = .56 acres

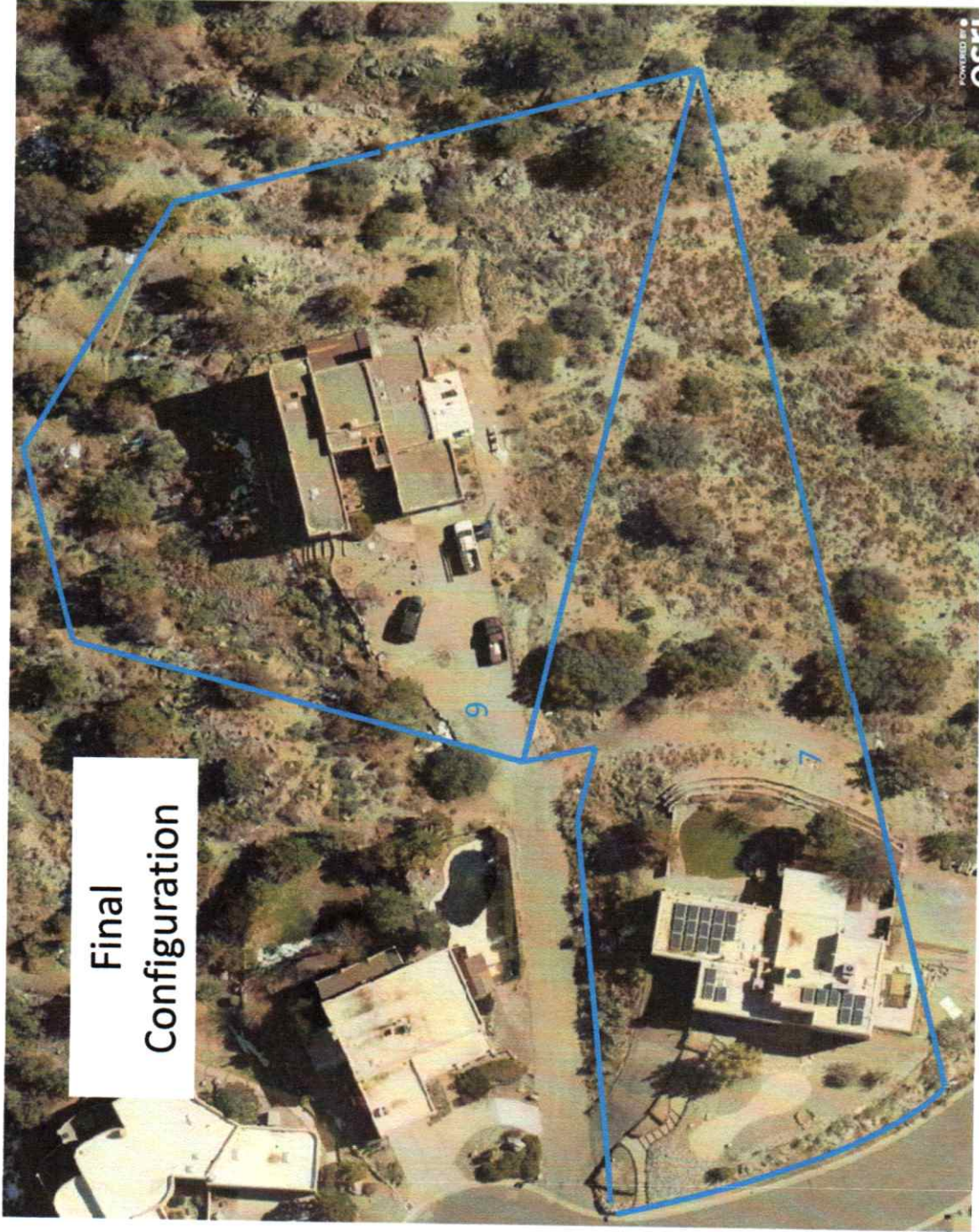


Requested Changes

- Split plot 8 into 2 equal pieces on a diagonal
- Add half of plot 8 to plot 7
- Add half of plot 8 to plot 9

Notes: The resulting 2 plots will be

- Plot 9 final acreage = $(.56+.3) = .86$ acres
- Plot 7 final acreage = $(.38+.3) = .68$ acres



Final Configuration

- Turn the 3 plots into 2 plots
- Final acreage:
 - Plot 7 - .68 acres
 - Plot 9 - .86 acres

LEYBA & ASSOCIATES, LLC

FIDELITY NATIONAL TITLE
JULY 21, 2008

5918 Tokay St. N.E.
Abuquerque, New Mexico 87107
Tel: (505) 292-0660
Fax: (505) 292-0110
J. Robert Martinez, PLS
N.M.P.S. No. 4076

IMPROVEMENT LOCATION REPORT

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.
I, J. ROBERT MARTINEZ, NEW MEXICO REGISTERED LAND SURVEYOR NO. 4076, DO HEREBY CERTIFY THAT I HAVE CHECKED THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS AS SHOWN ON THE FOLLOWING DRAWING:

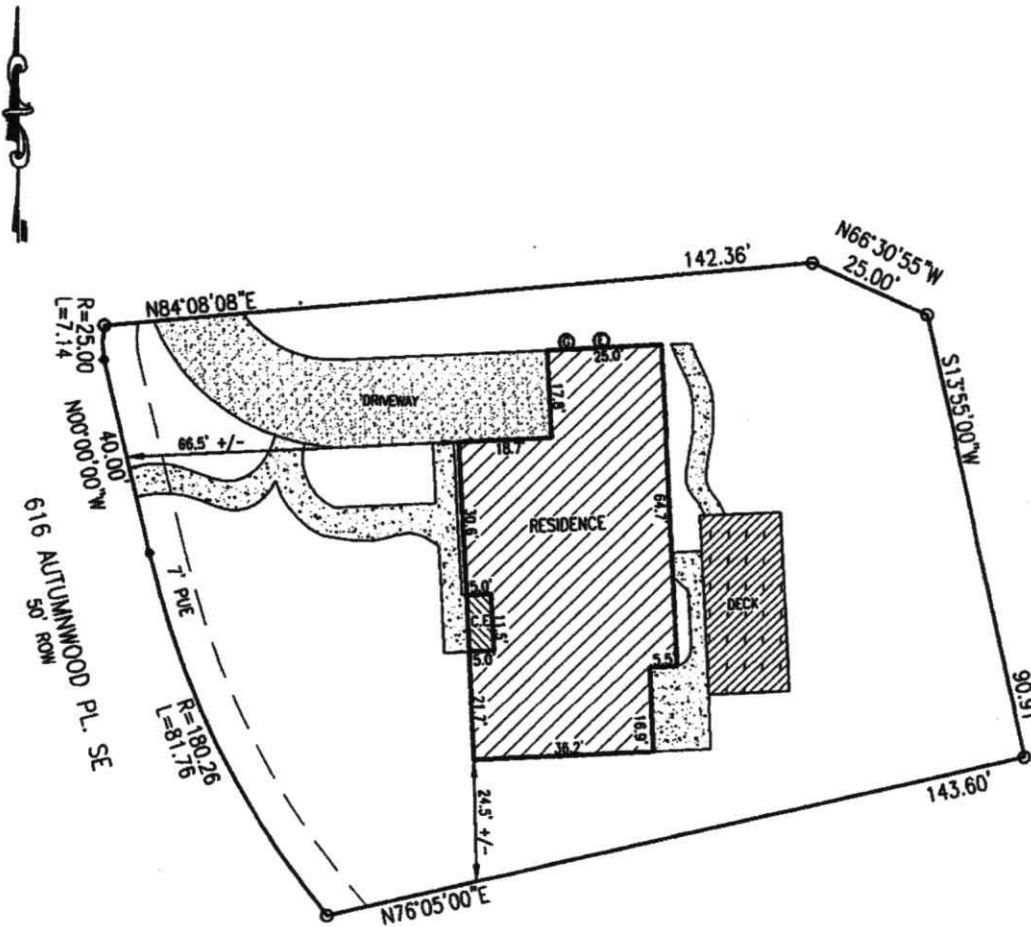


LOT 7
BLK 1
WINTERWOOD PARK

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE COUNTY OF BERNALILLO F.I.R.M., NO. 35001C0.386 F, EFFECTIVE NOVEMBER 19, 2003.

LEGEND


	RESIDENCE		CONCRETE		BLOCKWALL
	COVERED AREA OTHER THAN RESIDENCE		ASPHALT		WOOD FENCE
	WOOD		BRICK		CHAIN LINK FENCE
	N/F-NO FOUNDATION O/F-ON FOUNDATION		UTILITY POLE		WIRE FENCE
			GAS METER		OVERHEAD POWER LINES
			ELECTRIC METER		TRANSFORMER
			UTILITY RISER		ANCHOR



J. Robert Martinez
J. ROBERT MARTINEZ, PLS
N.M.P.S. NO. 4076



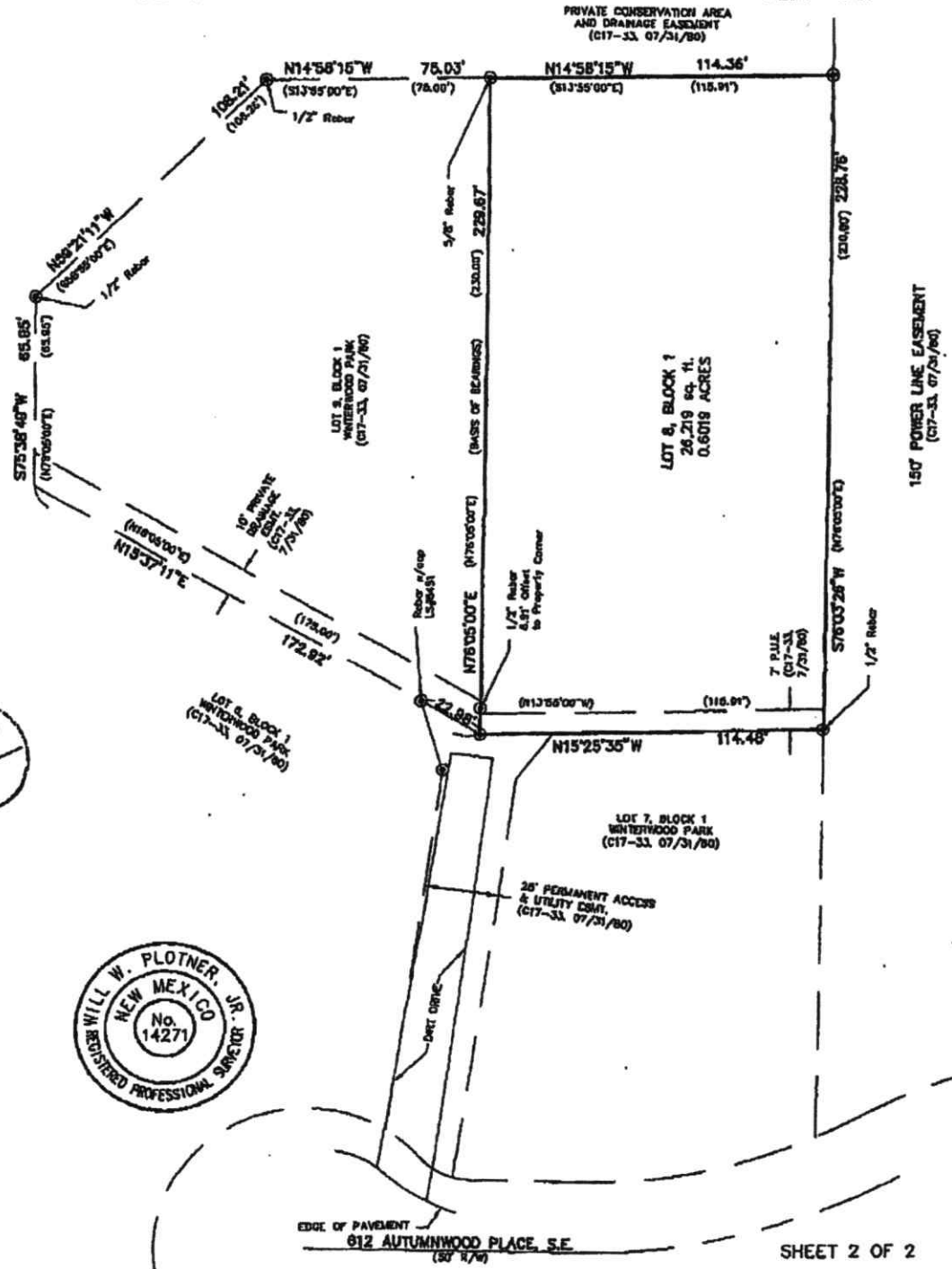
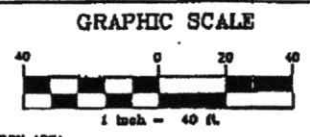
DATE: 7-21-08

DATE 07/11/11	 CARTESIAN SURVEYS, INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0844	PLAT OF SURVEY LOT 8, BLOCK 1 WINTERWOOD PARK CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
SCALE 1"=40'		
DRAWN JRL CH		
DESIGN JEP		
JOB NO. 072277		

LEGEND

N 00°00'00" E MEASURED INFO
 (N 00°00'00" E) RECORD INFO

⊙ FOUND BATHY LITERARY UNLESS OTHERWISE NOTED



INITIAL



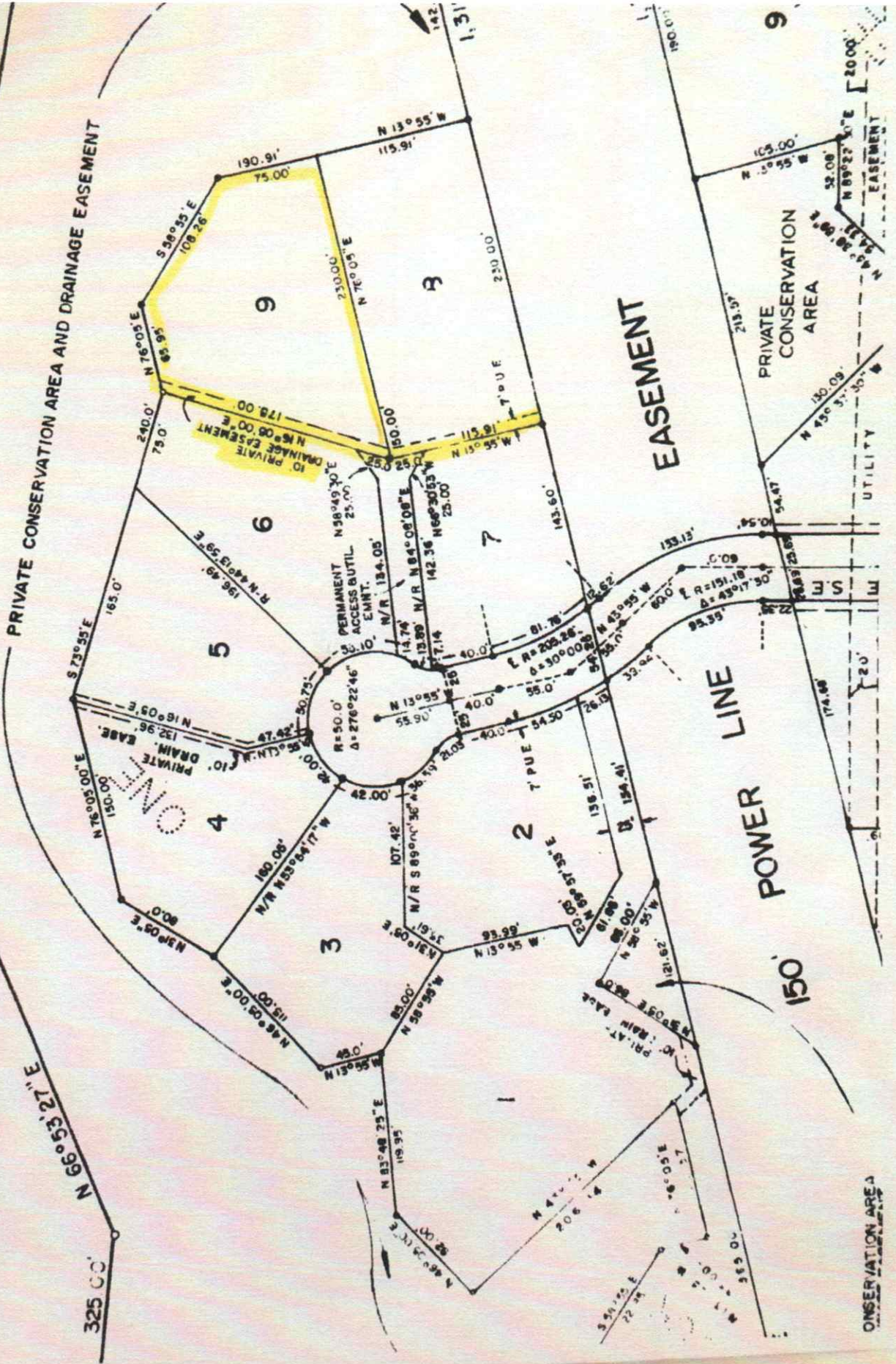
WILL W. PLOTNER, JR.
 NEW MEXICO
 No. 14271
 REGISTERED PROFESSIONAL SURVEYOR



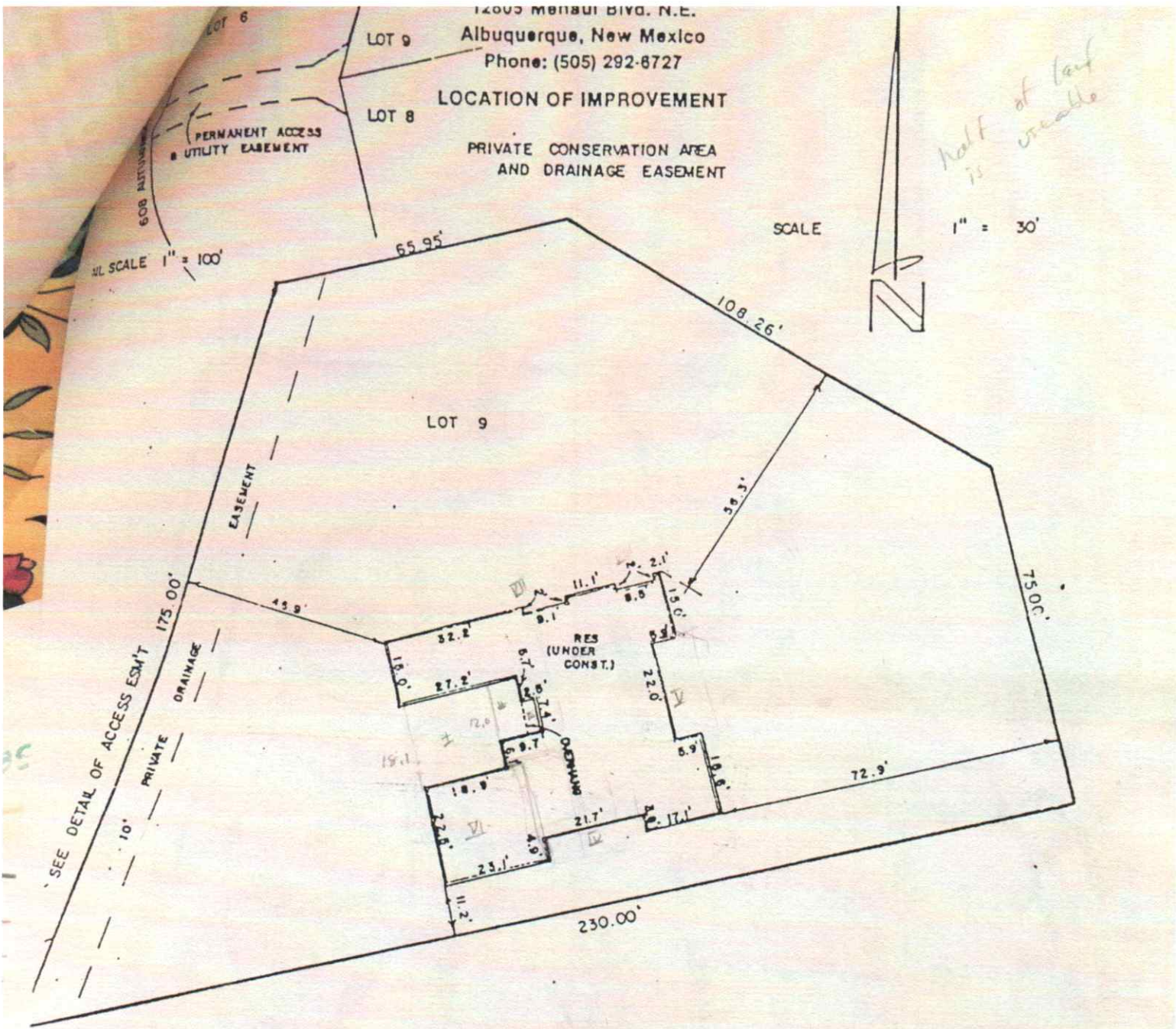
EDGE OF PAVEMENT
 612 AUTUMNWOOD PLACE, S.E.
 (S. 1/4, 7th)

SHEET 2 OF 2

Serving Lots 8 and 9, Block ONE
 Lot 5, Block TWO. Providing service
 TW0
 Serving Lots 7 and 8, Block TWO.



CONSERVATION AREA



Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps and other improvements subject to confirmation, but not shown on the plat of record, are not covered by this Location of Improvement. This Location of Improvement does not constitute a boundary or corner survey.

I, VERLON E. HALL, New Mexico Registered Land Surveyor No. 3241, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate:

Lot numbered Nine (9) in Block numbered One (1) of WINTERWOOD PARK, being a portion of Town and Country Village, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 31, 1980 in Map Book C17, Page 33, together with an undivided one-half interest in that permanent access and utility easement adjacent to Lots 6, 7, 8 and 9 in Block 1 as shown and provided for on the above described Plat.