



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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

combine 3 existing lots into 2 new lots

APPLICATION INFORMATION		
Applicant: <u>Laura Durr</u>		Phone:
Address: <u>616 Autumnwood Place SE</u>		Email:
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87123</u>
Professional/Agent (if any): <u>Community Sciences Corporation</u>		Phone: <u>897-0000</u>
Address: <u>P.O. Box 1328</u>		Email: <u>thompatrik@communitysciences.com</u>
City: <u>Corrales</u>	State: <u>NM</u>	Zip: <u>87048</u>
Proprietary Interest in Site: <u>none</u>		List all owners: <u>Laura Durr ; Laura W. Whit ; Nancy Fehr - Whit</u>
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: <u>lots 7, 8, 9</u>	Block: <u>1</u>	Unit: <u>-</u>
Subdivision/Addition: <u>Winterwood Park</u>	MRCGD Map No.: <u>-</u>	UPC Code: <u>see attached</u>
Zone Atlas Page(s): <u>L-23-Z</u>	Existing Zoning: <u>R-1D</u>	Proposed Zoning <u>R-1D</u>
# of Existing Lots: <u>3</u>	# of Proposed Lots: <u>2</u>	Total Area of Site (Acres): <u>1.5859</u>
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: <u>608-616 Autumnwood Pl. SE</u>	Between: <u>North of Winterwood Way</u>	and: <u>Tijeras Arroyo</u>
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
<u>PR 2021-005657 ; VA-2021-00324</u>		

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: <u>Thomas W Patrick</u>	Date: <u>10.12.2021</u>				
Printed Name: <u>Thomas W Patrick</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:	Date:	Project #			

PR-2021-005657 Preliminary/Final Plat Lots 7-A and 9-A, Block 1, Winterwood Park

UPC Numbers:

102305621608230338 Lot 7, 616 Autumnwood Place SE

102305623508230337 Lot 8, 612 Autumnwood Place SE

102305623309830336 Lot 9, 608 Autumnwood Place SE

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? _____ 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

— Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____ 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

— Design elevations & cross sections of perimeter walls

— 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 14-16-6-6(K)

NA 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.

✓ 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

✓ Sidewalk Exhibit and/or cross sections of proposed streets

✓ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information

NA 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

✓ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

NA 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 / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? _____ 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

— Original Preliminary Plat, Infrastructure List, and/or Grading Plan

— 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, 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.	
Signature: <u>Thomas W. Patrick</u>	Date: <u>10-12-2021</u>
Printed Name: <u>Thomas W. Patrick</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

October 11, 2021
Development Review Board
City of Albuquerque

RE: PR2021-005657: Request for Subdivision of Land-Minor (Preliminary/Final)
Existing Lots 7, 8 and 9, Block One, Winterwood Park
Being re-platted into new Lots 7-A and 9-A, Block One, Winterwood Park
Addresses: 608, 612 and 616 Autumnwood Place SE

To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for Laura Durr, Lawrence Wildt and
Nancy Fehl-Wildt.

We are proposing the combination of existing Lots 7, 8 and 9 into two new Lots 7-A and 9-A.
The existing 10' Private Drainage Easement and the existing 7' PUE are being retained.
There are no new easements being granted and no new right-of-way is being dedicated.
No easements are being vacated and no right-of-way is being vacated.

This action satisfies the requirements of IDO Section 14-16-6-6(K)(1)(a), viz:

1. Creates 2 new lots from 3 existing lots.
2. Does not require any new streets.
3. Does not require major infrastructure
4. Does not create any lots that do not front on a public or private street previously approved by the City.
5. Does not require installation of any infrastructure. The new lots continue to be served by existing public infrastructure.
6. Does not require installation of any off-site infrastructure.
7. Not applicable.
8. Not applicable.
9. Not applicable.
10. Not applicable.

Per 14-16-6-6 (K)(1)(b): All parties agree to the lot combination and there are no easements being terminated.
There has been no response from the notified Neighborhood Associations within the statutory 15 day period to
our offer of a neighborhood meeting.

CSC submits this application to the Development Review Board for Preliminary/Final Plat review and approval

Respectfully,



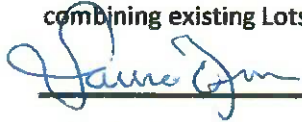
Thomas W. Patrick
New Mexico Professional Surveyor No.12651

Letter of Authorization

To: City of Albuquerque Development Review Authority

RE: Preliminary/Final Plat Lots 7-A and 7-B, Block 1, Winterwood Park

I, Laura Durr, hereby authorize Community Sciences Corporation to act as my agent in that Plat combining existing Lots 7, 8 and 9, Block 1, Winterwood Park into two new Lots 7-A and 9-B.



Laura Durr

11 Oct 2021

Date

Title: Property Owner Lots 7 and 8, Block 1, Winterwood Park

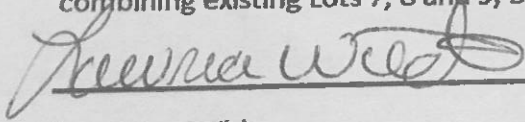
612 and 616 Autumnwood Place SE

Letter of Authorization

To: City of Albuquerque Development Review Authority

RE: Preliminary/Final Plat Lots 7-A and 7-B, Block 1, Winterwood Park

I, Lawrence Wildt, hereby authorize Community Sciences Corporation to act as my agent in that Plat combining existing Lots 7, 8 and 9, Block 1, Winterwood Park into two new Lots 7-A and 9-B.



10-11-2021

Lawrence Wildt

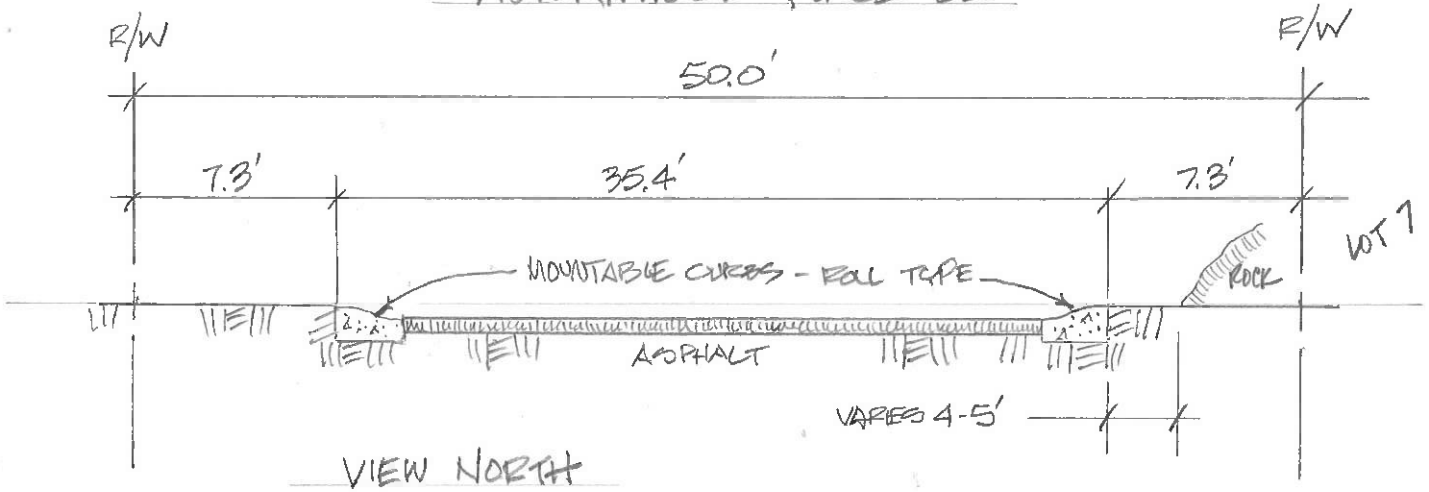
Date

Title: Property Owner Lot 9, Block 1, Autumnwood Place SE

608 Autumnwood Place SE

PR2021-005657

AUTUMNWOOD PLACE SE



SIDEWALK DETAIL

PR 2021-005657

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: ⁰⁰⁵⁶⁵⁷ PR2021-005657 lots 7A & 9-A, BLOCK 1, WINTERWOOD

AGIS MAP # L-23-Z

LEGAL DESCRIPTIONS: lots 7, 8, 9, BLOCK 1
WINTERWOOD - PARK
C17-33

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Community Sciences Corporation
Applicant/Agent

9.20.2021
Date

Ernest Armijo
Hydrology Division Representative

9/20/21
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on Not required (date).

Community Sciences Corporation
Applicant/Agent

9.20.2021
Date

BH GO
ABCWUA Representative

9/20/21
Date

PROJECT # PR2021-005657

Tom Patrick

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, September 20, 2021 4:29 PM
To: Tom Patrick
Subject: 608-616 Autumnwood Place NE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_L-23-Z better.pdf

Dear Applicant:

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	Mobil Phone
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	50532
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM	87123	50538

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>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

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

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, September 20, 2021 2:43 PM
To: Office of Neighborhood Coordination <tompatrik@communitysciences.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:

Contact Name

Tom Patrick

Telephone Number

15058970000

Email Address

tompatrik@communitysciences.com

Company Name

Community Sciences

Company Address

PO Box 1328

City

Corrales Road

State

NM

ZIP

87048

Legal description of the subject site for this project:

Lots 7, 8 and 9, Block 1, Winterwood Park

Physical address of subject site:

608-616 Autumnwood Place NE

Subject site cross streets:

Winterwood Way SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-23-Z

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 9.21.2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: East Gateway Coalition

Name of NA Representative*: Julie Dreike

Email Address* or Mailing Address* of NA Representative¹: dreikeja@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: tompatrick@communitysciences.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

N/A

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 608-616 Autumnwood Place SE
Location Description north of Winterwood Way SE
2. Property Owner* Laura E. Durr, Laurence Wildt, Nancy Fehl-Wildt
3. Agent/Applicant* [if applicable] Community Sciences Corporation
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request³*:

Combine three existing lots into two new lots

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
 - ☐ City Council
6. Where more information about the project can be found⁴*:
- tompatrick@communitysciences.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)⁵ L-23-2
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 1.5859 acres
- b. IDO Zone District E-1D
- c. Overlay Zone(s) [if applicable] none
- d. Center or Corridor Area [if applicable] none

2. Current Land Use(s) [vacant, if none] residential

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Tom Patrick

From: Microsoft Outlook
To: dreikeja@comcast.net
Sent: Tuesday, September 21, 2021 10:57 AM
Subject: Relayed: NA Meeting Request PR2021-005657 616 Autumnwood Place SE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dreikeja@comcast.net (dreikeja@comcast.net)

Subject: NA Meeting Request PR2021-005657 616 Autumnwood Place SE

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 9.21.2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: East Gateway Coalition

Name of NA Representative*: Michael Brasher

Email Address* or Mailing Address* of NA Representative¹: brasher@aps.edu

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: tompatrick@communitysciences.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

N/A

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 608-616 Autumnwood Place SE

Location Description north of Winterwood Way SE

2. Property Owner* Laura E. Durr, Laurence Wildt, Nancy Fehl-Wildt

3. Agent/Applicant* [if applicable] Community Sciences Corporation

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

☐ Conditional Use Approval

☐ Permit _____ (Carport or Wall/Fence – Major)

☐ Site Plan

☒ Subdivision Minor (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Combine three existing lots into two new lots

5. This type of application will be decided by*: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
 - ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
 - ☐ City Council

6. Where more information about the project can be found^{4*}:

tompatrick@communitysciences.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)⁵ L-23-2
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project*:
 - ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 1.5859 acres
- b. IDO Zone District R-1D
- c. Overlay Zone(s) [if applicable] none
- d. Center or Corridor Area [if applicable] none

2. Current Land Use(s) [vacant, if none] residential

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Tom Patrick

From: Microsoft Outlook
To: brasher@aps.edu
Sent: Tuesday, September 21, 2021 11:03 AM
Subject: Relayed: NA Meeting Request PR2021-005657 616 Autumnwood Place SE

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

brasher@aps.edu (brasher@aps.edu)

Subject: NA Meeting Request PR2021-005657 616 Autumnwood Place SE

SENSITIVE LANDS ANALYSIS

Re: PR2021-005657 Preliminary/Final Plat Lots 7-A and 9-A, Block One, Winterwood Park

Pursuant to the Integrated Design Ordinance Part 14-16-5-2(C), proposed Lots 7-A and 9-A are not located in the following Sensitive Lands:

5-2(C)(1)(a) Arroyos.

5-2(C)(1)(b) Floodplains and Special Flood Hazard Areas.

5-2(C)(1)(c) Irrigation facilities (acequias).

5-2(C)(1)(d) Large stands of mature trees.

5-2(C)(1)(e) Rock outcroppings.

5-2(C)(1)(f) Significant archaeological sites.

5-2(C)(1)(g) Steep slopes and escarpments.

5-2(C)(1)(h) Wetlands.

Thomas W. Patrick

Date

New Mexico Professional Surveyor #12651

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Laura Durr
616 Autumnwood Place SE
Albuquerque, NM 87123

Project# PR-2021-005657
Application#
VA-2021-00324 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

BLOCK 1, LOTS 7-9, WINTERWOOD PARK
zoned R-1D, located at **616 AUTUMNWOOD**
PL SE between AUTUMNWOOD PL and
WINTERWOOD WAY containing
approximately .7 acre(s). (L-23)

On August 18, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the IDO/DPM requirements to construct a 5-foot wide sidewalk along Autumnwood Place where a sidewalk doesn't exist.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. There is no existing sidewalk along the remaining frontage of Autumnwood Place that runs to Winterwood Way, and this request will not be materially contrary to the public safety, health, or welfare, and will not cause significant material adverse impacts on surrounding properties.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 2, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

Official Notice of Decision

Project # PR-2021-005657 Application# VA-2021-00324

Page 2 of 2

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online. You will receive notification if any person files an appeal. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr