



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 SW (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 type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" 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

Replot two existing lots into 2 new lots; make deviation application

APPLICATION INFORMATION		
Applicant: John E. Farrow & Stephanie A. Farrow	Phone: 505.249.7148	
Address: 2400 Meadowview Drive NW	Email: j.farrow@qcmlegal.com	
City: Albuquerque, NM	State: NM	Zip: 87104
Professional/Agent (if any): Community Sciences Corporation	Phone: 505.997.0000	
Address: PO Box 1328	Email: tppatrick@communitysciences.com	
City: Corral	State: NM	Zip: 87048
Proprietary Interest in Site: none	List all owners: noted above	

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

Lot or Tract No.: 94-A-1-A-1, MRGCD MAP 34	Block: -	Unit: -
Subdivision/Addition: also portion Tr. A, lot 6, Trunkella Trunkles	MRGCD Map No.: 34	UPC Code: 101306013203630308
Zone Atlas Page(s): G-13.2	Existing Zoning: RA	Proposed Zoning: RA
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.7632

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2400 Meadowview Between: Matthew NW and: Meadowview NW

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

PR-2021-005744 ; PS-2021-00086

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: 12.20.2021
Printed Name: Tom Patrick	<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 #		

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? AP 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? _____ 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)
- 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
- 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)
- 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>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: <u>TW Patrick</u>	Date: <u>12/20/2021</u>
Printed Name: <u>Tom Patrick</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

DEVIATION APPLICATION

****DEVIATIONS NOT ALLOWED IN OVERLAY ZONES****

CEP # _____

APPLICATION INFORMATION

Date:	Received By:
Address of request:	
City/State/Zip:	

PROPERTY OWNER INFORMATION

Property Owner Name: <i>John E Farrow & Stephanie A. Farrow Rev. Trust</i>	
Address: <i>2400 Meadowview Dr. NW</i>	
City/State/Zip: <i>Albuquerque, NM 87104</i>	
Phone: <i>505-249-7148</i>	Email: <i>j.farrow@gcmlegal.com</i>

APPLICANT/AGENT INFORMATION

Applicant/Agent Name (Owner letter of Authorization required): <i>Tom Patrick</i>	
Business Name: <i>Community Sciences Corporation</i>	
Address: <i>PO Box 1328</i>	
City/State/Zip: <i>Cornales, NM 87048</i>	
Phone: <i>505-877-0000</i>	Email: <i>tompatrick@communitysciences.com</i>

DEVIATION APPLICATION REQUIREMENTS

MUST INCLUDE: SITE PLAN ELEVATION(S) ANY ADDITIONAL SUPPORTING DOCUMENTS

6-4(O)(2) Decision-making body may approve Deviation if **all** following requirements are met:

CHECK BOX IF REQUIREMENT IS MET

6-4(O)(2)(a) Applicant's site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties
Explanation: *see attachment*

6-4(O)(2)(b) Site constraints were not created by actions of property owner or another interested party.
Explanation: *see attachment*

6-4(O)(2)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area.
Explanation: *request is for the owners single site only*

6-4(O)(2)(d) Approval of deviations will not cause material adverse impacts on surrounding properties.
Explanation: *No material adverse impacts on surrounding properties.*

6-4(O)(2)(e) Requested deviation will not result in a violation of any Overlay zone standard. *Not in overlay zone*

APPLICANT-OWNER SIGNATURE

By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.

Applicant/Owner Signature: *agent: Tom Patrick* Date: *12-20-2021*

OFFICIAL USE ONLY

UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:		Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input type="checkbox"/> No <input type="checkbox"/>			
List any current or prior project and case history numbers:			

APPROVED DISAPPROVED BY: _____ Date: _____

PLEASE USE BACK OF PAGE IF MORE ROOM IS NEEDED FOR JUSTIFICATION AND REFERENCE EACH CODE

5/24/2020

6-4-(0)(2)(a) - Site was deeded in 1980, well before adoption of IDO.

Area of Consistency maximum lot size allows percentage difference between the allowed and proposed lot size if less than 10%. In this case, the difference is only 3%. The neighboring properties are either below the minimum lot sizes or above the maximum lot sizes.

6-4-(0)(2)(b) - The site description was contained in that Warranty Deed recorded November 18, 1980, well before adoption of the IDO.

Pre-IDO zoning allowed for division of this property into as many as 4 lots and that was the property owner's understanding at the time of purchase. Site constraints have been created by the IDO.

Letter of Authorization

To: City of Albuquerque Development Review Authority

RE: 2400 Meadowview Drive NW, Replat of existing Tract 94-A-1-A-1, Map 34 and portion of Tract A, Redivision of Lot 6, Francella Townhouses.

I, John E. Farrow, hereby authorize Community Sciences Corporation to act as my agent in that Replat of the above-mentioned tracts into new Tracts 94-A-1-A-1-A and 94-A-1-A-1-B, MRGCD Map 74.


Signature


Date

By: John E. Farrow, Property Owner

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

20 December, 2021
Development Review Board
City of Albuquerque

RE: Request for revised Sketch Plat, PR-2021-005744, PS-2021-00086
2400 Meadowview Drive NW, ABQ, 87104
Tract 94-A-1-A-1-A and 94-A-1-A-1-B, MRGCD Map 34

To: Chair and Board Members,
Community Sciences Corporation (CSC) is acting as the agent for John E. Farrow and Stephanie A. Farrow

We are proposing to replat an existing portion of Tract 94-A-1-A-, Map 34 and an existing portion of Tract A of the redivision of Lot 6, Francella Townhouses into two new tracts as noted above.

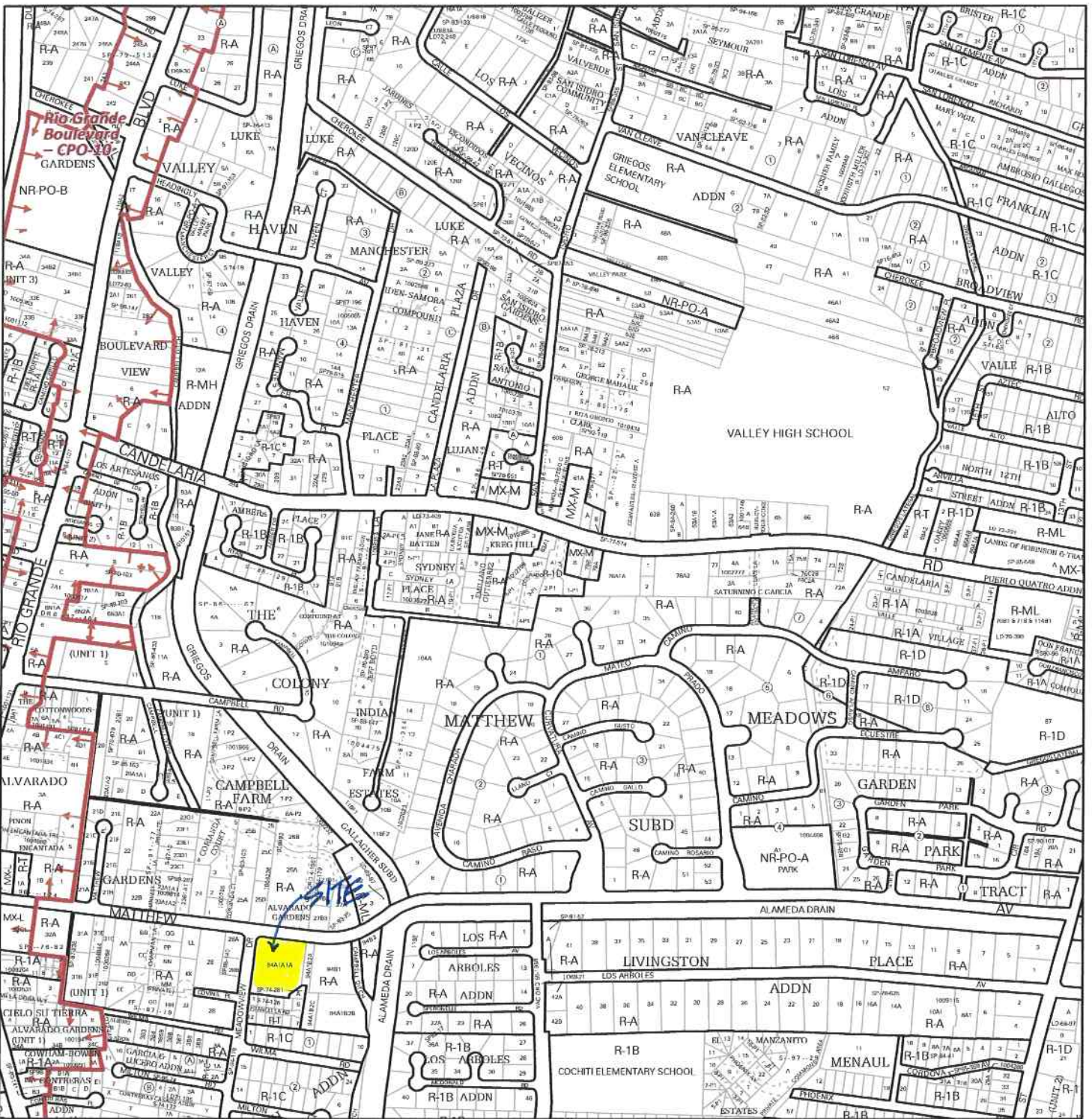
In the first Sketch Plat submittal, Code Enforcement objected to the lot sizes as not complying with the Area of Consistency lot sizes. We have adjusted the lot sizes so that one lot meets the minimum lot size and the second lot is only a 3% deviation from minimum lot size. We are making a Deviation Application as part of this submittal. We believe the application meets all other departmental requirements.

CSC submits this application to the Development Review Board for Sketch Plat review.

Respectfully,



Thomas W. Patrick
New Mexico Professional Surveyor No.12651



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

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

G-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet