

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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: _____

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___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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___ 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)

___ 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

___ 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

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: _____

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___ 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.



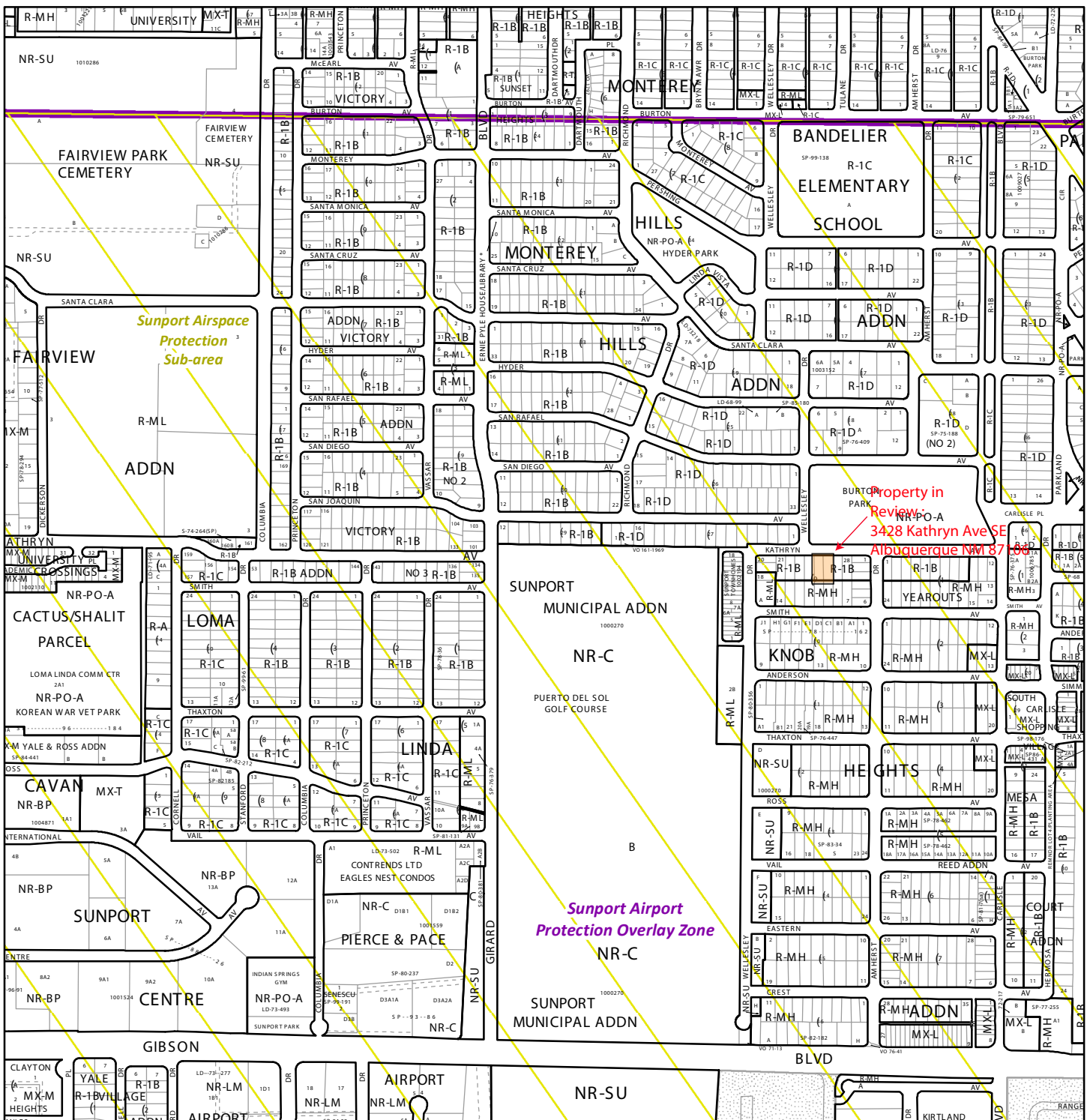
Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
This request is for an existing municipal plat line, running across the property to be moved 12 FT to the West to allow for structures present at the time of purchase		

APPLICATION INFORMATION		
Applicant/Owner: Yonatan Carl		Phone: 773.919.6846
Address: 3428 Kathryn Ave Se		Email: yonatan.t.carl@gmail.com
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): NA		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Owner		List <u>all</u> owners: Yonatan Carl
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 009KNOB HTS LOTS 25 X 26 L-16 T10N R3E SEC 27		Block: Unit:
Subdivision/Addition: Knob Heights		MRGCD Map No.: UPC Code: 101605643326041615
Zone Atlas Page(s): L-16-Z	Existing Zoning: R1B	Proposed Zoning R1B
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.3214
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3428 Kathryn Ave SE		Between: Amherst DR and: Wellesley DR
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
NA		

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: 04/12/2022
Printed Name: Yonatan Carl	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent



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-16-Z

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

Gray Shading
Represents Area Outside
of the City Limits

Feet
0 250 500 1,000

3428 Kathryn Ave SE
Albuquerque NM 87196

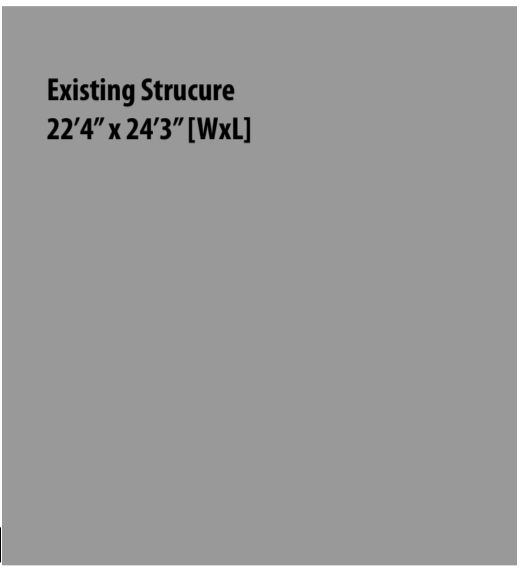
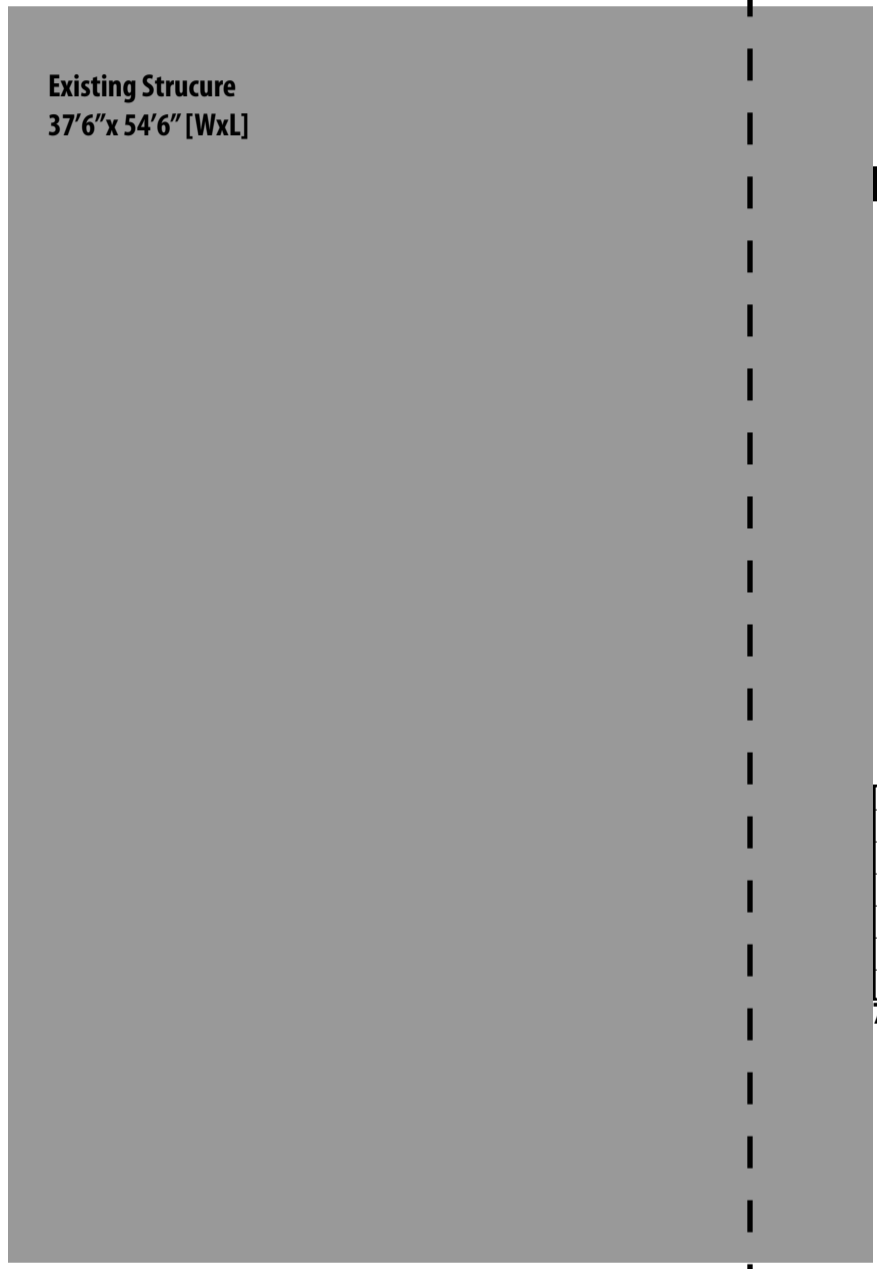
April 11, 2022

To whom it may concern,

This request is for an existing municipal plat line - the line dividing two existing properties - to be adjusted in light of structures present at the time I purchased the property, 3428 Kathryn Ave SE, Albuquerque NM 87106. Current metropolitan zoning maps display a pre-existent plat line, separating the two plats into two equally-sized 50'x 131' lots, upon which both my primary residence and a secondary structure lie; this plat line, as drawn, runs directly through the primary living structure. I request that this line be adjusted some 144.25 inches (~12 feet) to the West, thus maintaining the absolute minimum of 5 feet variance between the existing structure and the division defining the two separate lots. The smaller, Western lot does have an existing structure that will forthwith be amplified in accordance with all zoning regulations and restrictions. Justification for this request is twofold: firstly, it is not constructive that the lot line run through the home, and I do seek to rectify this concern which predates the purchase of the property; secondly, I hope to amplify the second, smaller structure, thus making it a usable separate abode that complies with all zoning regulations.

Sincerely,
Yonatan Carl
Yonatan.t.carl@gmail.com
(773)919-6846

← The walls edging the property are 8.5" thick



13'2"

30'7"

12'6.5"

7.5"

54'5"

62'0.25" [8.5" + 653" + 7.5" + (150.5/2)"]

50'

Existing plat
dividing line

→ This is a request to
move the existing
plat dividing line
12'0.25" to the West

1IN=100 IN (1:100)

The walls edging the property are 8.5" thick

EXISTING
DETACHED
SHED

EXISTING
DETACHED
GARAGE

EXISTING
RESIDENCE

EXISTING
DRIVEWAY

18'-7"

37' 0.75"

62' 0.25"

50'

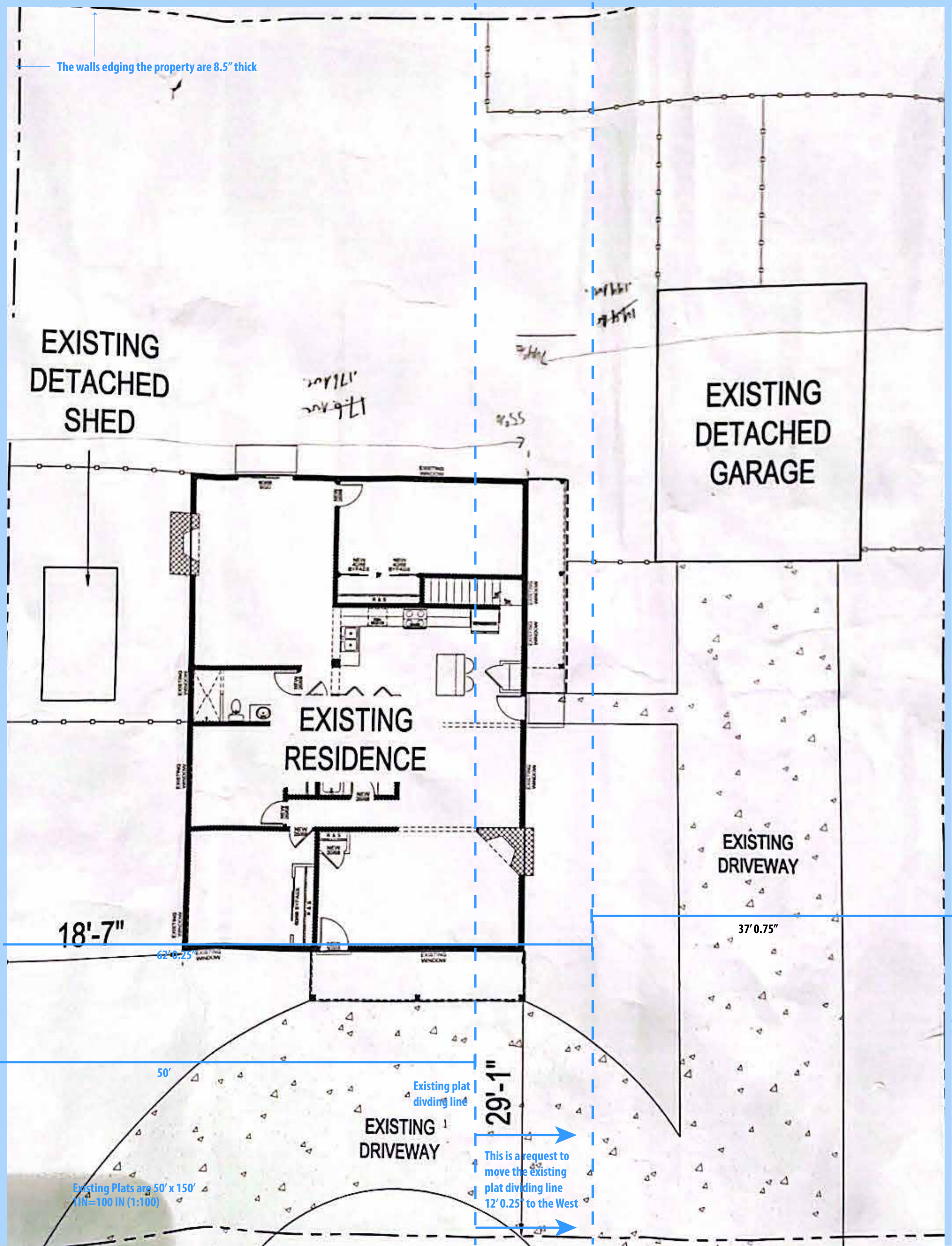
Existing plat
dividing line

29'-1"

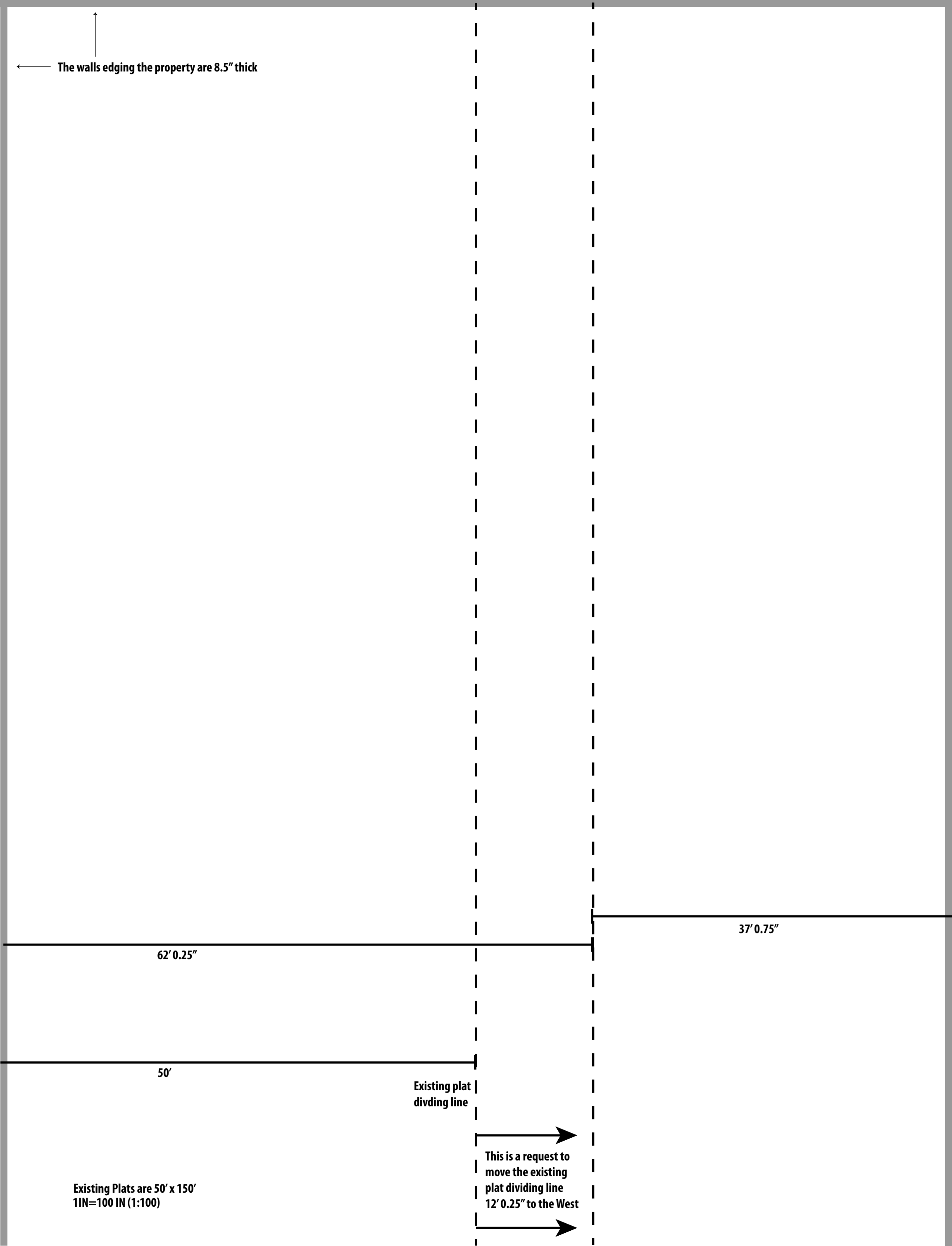
EXISTING
DRIVEWAY

This is a request to
move the existing
plat dividing line
12' 0.25" to the West

Existing Plats are 50' x 150'
1/4" = 100 IN (1:100)



↑
← The walls edging the property are 8.5" thick



62' 0.25"

50'

37' 0.75"

Existing plat
dividing line

→
This is a request to
move the existing
plat dividing line
12' 0.25" to the West
→

Existing Plats are 50' x 150'
1"=100 IN (1:100)