



Effective 12/15/2

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

<input type="checkbox"/> MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST *Submit 10-2-2023*

Split my .55 ac of Agri-Residential zoned property approximately in half. Note = COA has yet to put in the promised sidewalks along Western Trail when agreeing with neighbors to change Western Trail from Residential Street to a Commuter Street.

APPLICATION INFORMATION

Applicant/Owner: <i>HHOTR TRUST - Gin Kinney, Trustee</i>		Phone: <i>505-974-1497</i>
Address: <i>6001 Western Trail NW</i>		Email: <i>Friends e-mails = BOX9438@gmx.com</i>
City: <i>Albuquerque</i>	State: <i>NM</i>	Zip: <i>87120 -</i>
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.: <i>#1</i>	Block:	Unit:
Subdivision/Addition: <i>.001 Quaker Heights Addn.</i>	MRGCD Map No.:	UPC Code: <i>10110 61056 15930801</i>
Zone Atlas Page(s): <i>F-11-2</i>	Existing Zoning: <i>Agricultural-Residential</i>	Proposed Zoning: <i>Same</i>
# of Existing Lots: <i>1</i>	# of Proposed Lots: <i>2</i>	Total Area of Site (Acres): <i>.55</i>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: *6001 Western Trail NW* Between: *Atrisco & Friendly Place* and:

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

Maybe have COA make good on promise to place sidewalks ^{along} on Western Trail when building Commuter Road.

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: <i>[Signature] 10-2-23</i>	Date: <i>10-2-2023</i>
Printed Name: <i>GIN Kinney, trustee for HHOTR TRUST</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

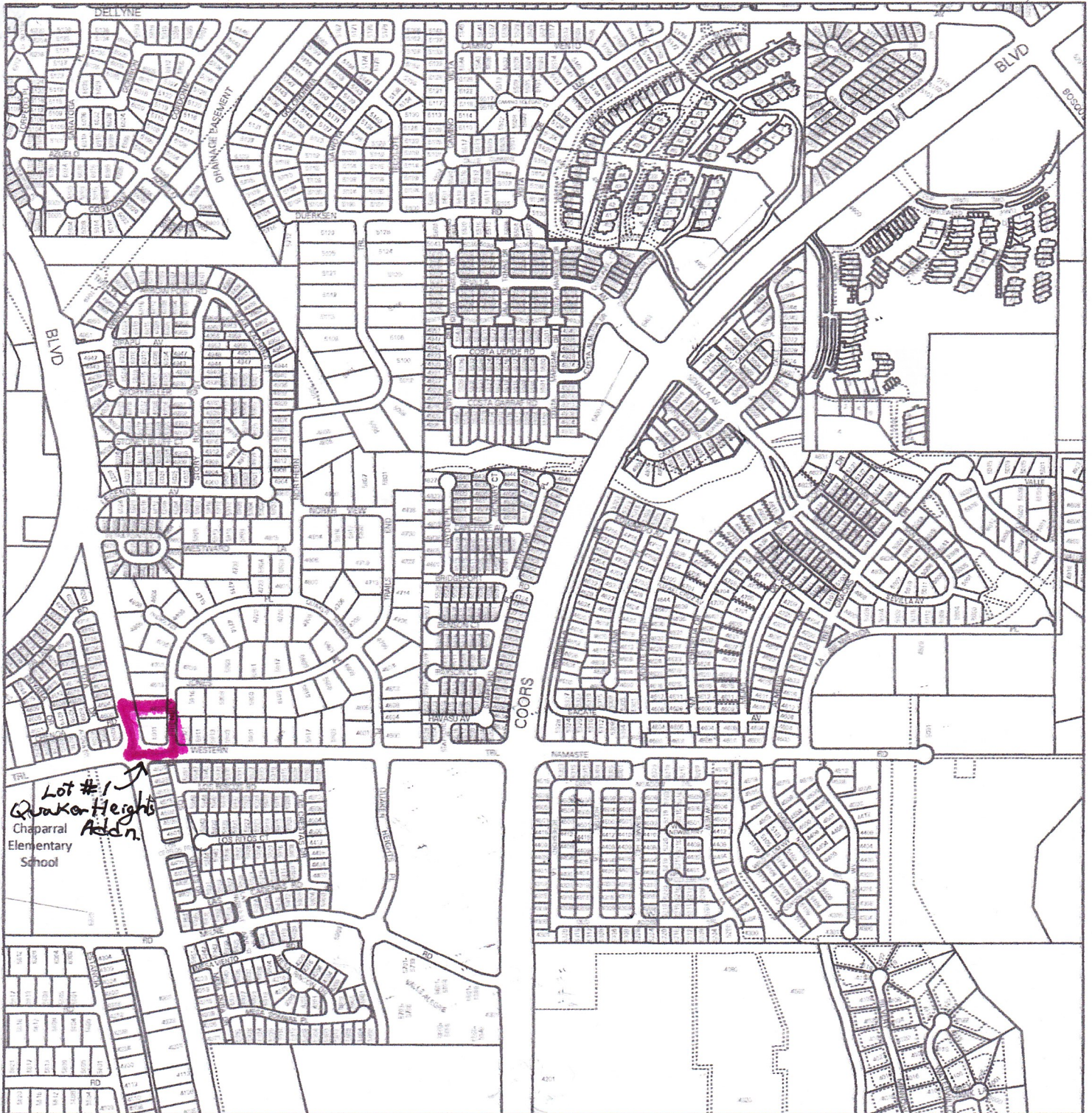
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the proposed subdivision plat or Site Plan
- 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

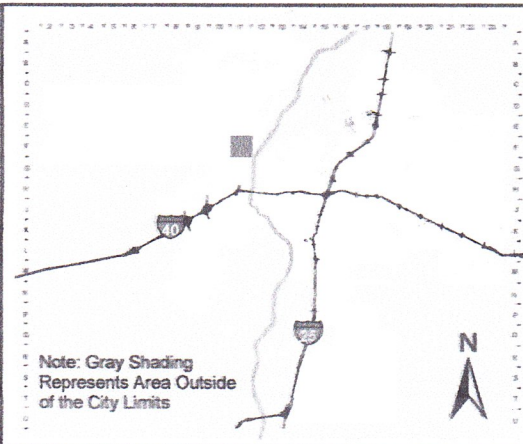
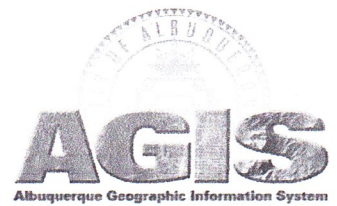


For more current information and details visit: www.cabq.gov/gis

Address Map Page:

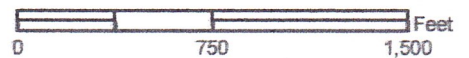
F-11-Z

Map Amended through:
3/17/2017



Note: Gray Shading
Represents Area Outside
of the City Limits

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



10-2-2023 (e-mail 10-1-2023)

To: COA Dev. Review Board
(Annette Ortiz, SR. Adm. Navigator)
505-924-3623
annetteortiz@cabq.gov
Box _____
Albuquerque, NM _____

From: Gin Kinney, trustee
HHOTR TRUST
505-974-497
Box9438@gmx.com
Box 1932
Tijeras, NM 87059-1932

Re: Request to split my .55 ac agri-residential zoned lot, approximately in half.

Hello,

Existing:

- I have owned this lot for over 45-years, built on a quiet residential street.
- Within 20-years the COA requested neighbors to agree to a commuter road and being good neighbors, we agreed in exchange for a promised sidewalk along the North side of Western Trail.
- The sidewalk has not been built to date and the neighbors wait.

Proposed:

- Now, in order to obtain the best usage of the lot I am requesting a lot-split
- Quaker Heights Addn. does approve & wants 75-ft min. as front footage. .
- With a surveyor's help, I will split the present lot meeting all requirements.

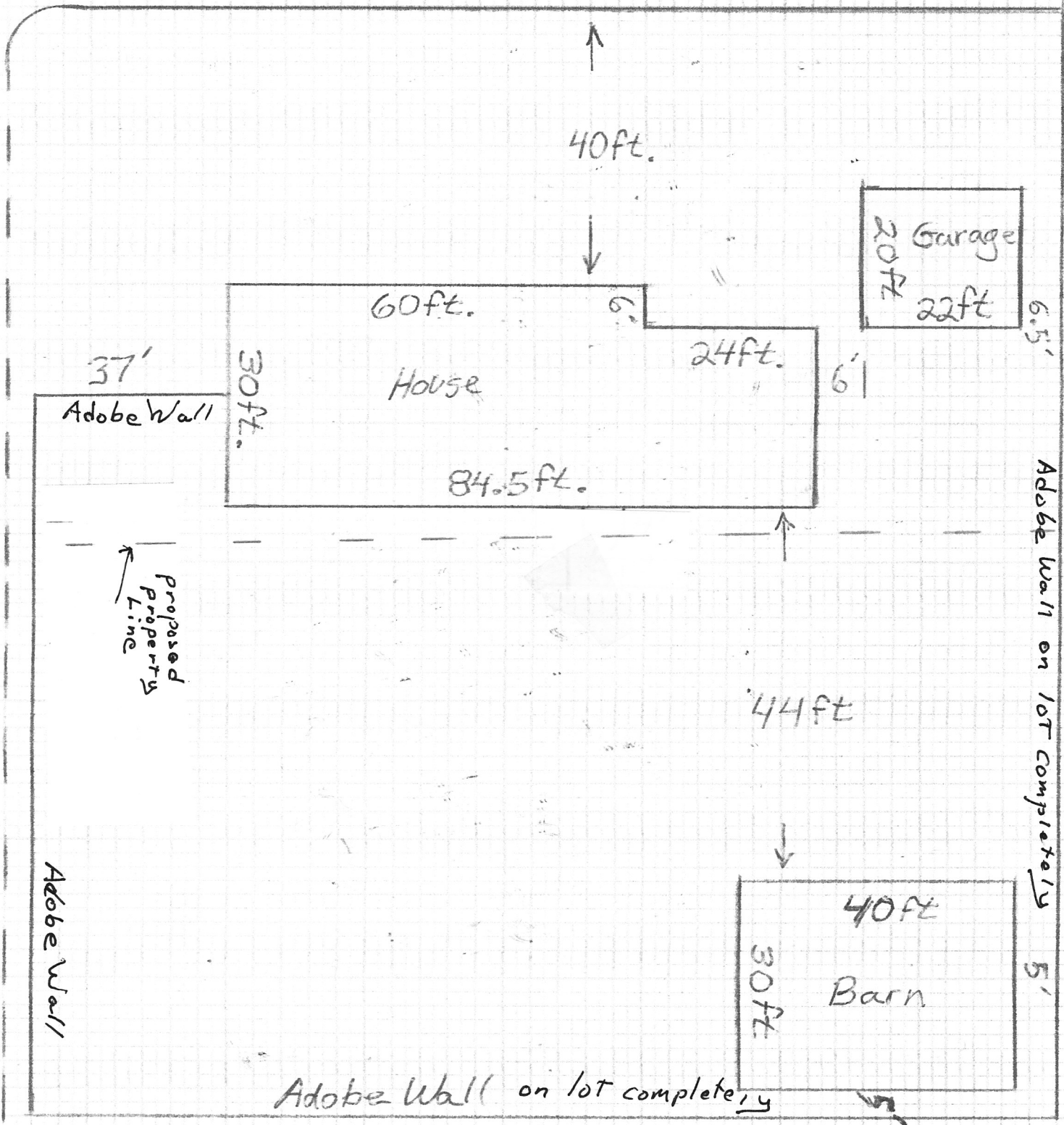
Comments:

- The Adobe Wall is fully and completely within my property with additional land on the outside.
- I suggest that the two-lots front on Friendly Place. Note that the garage faces Western Trail.
- I am sending this PDF and I guess tomorrow I will need to hand-carry \$51.00 to Annette.

Respectfully, Gin Kinney (electronically signed) Thank you.

→ Proposed Split ←

← 6001 Western Trail 150ft. →



40ft.

Garage
20ft
22ft

60ft.

24ft.

37'

Adobe Wall

30ft.

House

84.5ft.

6'

6.5'

Adobe Wall on lot completely

Proposed Property Line

44ft

Adobe Wall

Barn
40ft
30ft

5'

Adobe Wall on lot complete, y

Existing Condition

6001 Western Trail
150ft.

150ft.
Friendly Pl.

