



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Site Plan Administrative DFT (Forms P & P2) Final EPC Sign-off for Master Development/Site F Amendment to Infrastructure List (Form S3)	MARKATA WENGAR DANIEL MARKET	- Extendion of influentiate	☐ Extension of Infrastructure List or IIA (Form S3)		
			PRE-APPLICATIONS		
Amendment to Infrastructure List (Form S3)	Plans - EPC (Form P2)	Sketch Plat Review and Comment (Form S3)			
		☐ Sketch Plan Review and			
Temporary Deferral of S/W (Form S3)			APPEAL		
Extension of IIA: Temp. Def. of S/W (Form S3)	9	☐ Administrative Decision (Form A)			
BRIEF DESCRIPTION OF REQUEST			(C)		
email: maxb	8). See (Comeastin	etter for details.		
oplicant/Owner: Maxand E	dna Lui	۸۵	Phone: 505 363-6452		
Idress: 2520 Carson Rd N)W		Email: max blungalom		
» Albuquerque	-	State: N M	Zip: 87104		
ofessional/Agent (if any):		4	Phone:		
Idress:	7020		Email:		
ty:	1919	State:	Zip:		
Proprietary Interest in Site:		List all owners:			
TE INFORMATION (Accuracy of the existing leg	al description is crucia	al! Attach a separate sheet i	f necessary.)		
t or Tract No.: 10+5 17 + 18		Block:	Unit:		
abdivision/Addition: Pueblo Bon		MRGCD Map No.:	UPC Code: 101305706 048721		
	Existing Zoning:		Proposed Zoning		
ne Atlas Page(s):	# of Proposed Lots:		Total Area of Site (Acres): 0,5792		
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one Atlas Page(s): of Existing Lots: CATION OF PROPERTY BY STREETS te Address/Street:	Between:		and:		
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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@cabg.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
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

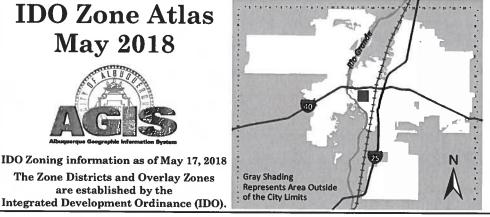


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance





IDO Zoning information as of May 17, 2018 The Zone Districts and Overlay Zones are established by the



Zone Atlas Page:

J-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

250 500 1,000 To: Development Facilitation Team (DFT)

From: Max & Edna Luna

Re: Replating Lots 17 & 18 at 2449 Pueblo Bonito Ct. NW,

Albuquerque New Mexico

My husband Max and I are requesting to replat our property located in West Old Town area in a tract of land referred to as the Pueblo Bonito addition. The Pueblo Bonito addition was originally platted on June 2, 1941. We purchased the property at 2449 Pueblo Bonito CT NW, which has 2 lots (17 and 18) and is located at the northwest corner of at the end of the Pueblo Bonito cul-de-sac.

As specified, the property is located at the end of the cul-de-sac, and lots 17 and 18 are divided into triangles shape. The rest of the properties located on Pueblo Bonito Ct are divided into rectangles. Lots 17 and 18 are also oddly shaped and unusual sizes.

In 1946 a home was built on the property on both lot 17 and 18 (lots 17 and 18 cross through the house). Lot 18 is the smaller of the 2 lots. Lot 17 is the larger lot, which is land locked and has remained vacant.

- Attached is a copy of the current survey of the two lots.
- Attached is also a copy of the how we would like to replat both lots.
- Expand lot 18 to encompass the home and change lot 18 to be rectangle inside of triangled shaped.

• In addition, we would like to further divide lot 17 to accommodate 2 homes. Lot 17 is a large lot which could accommodate 2 homes.

Since we are senior citizens, it is our hope to sell one lot and build a small home for us on the second lot. The property is large enough to accommodate 2 homes. Given there is a housing shortage in Albuquerque, building 2 homes would assist with the housing shortage.

Unfortunately, entrance into lot 17 from Pueblo Bonito is not an option, there is a garage located on the east side of the home. On the west side of the home is a fire hydrant so access in not possible. However, access to lot 17 is accessible through Carson Rd and through our property at 2520 Carson Rd NW. We own the property on Carson Rd whereby we could provide easement right (entrance) into lot 17.

Lot 17 has always been vacant, and maintenance of this lot has become a burden (keeping up with the yard work). It's a wonderful piece of property to build 2 homes. We live in the neighborhood and would collaborate closely with the community, follow building regulations and setback requirements as well as the zoning laws required. It is our hope that you will consider our proposal.

Thank you.

Max and Edna Luna

See attachments:

- 1. Current Plat of lots 17 & 18 black
- 2. Replat lots 17 & 18 red
- 3. Access to lot 17 in green

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SUBSTRYAL'S INSPERTION DEPORT CONT.

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W. 125	20 d Company does not insure dimensions, el acreage, or other matters shown thereon	ncroachments, distances, location of easements,				