



Effective 12/15/2022

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

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

Requesting to replat property located in West Old town area in a tract of land referred to as Pueblo Bonito addition. Property at 2449 Pueblo Bonito Ct. NW. The property contains 2 lots (lots 17 + 18). See attached letter for details.

email: maxbluna@comcast.net

APPLICATION INFORMATION

Applicant/Owner: Max and Edna Luna	Phone: 505 363-6452
Address: 2520 Carson Rd NW	Email: maxbluna@comcast.net
City: Albuquerque	State: NM
Professional/Agent (if any):	Zip: 87104
Address:	Phone:
City:	Email:
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.: lots 17 + 18	Block:	Unit:
Subdivision/Addition: Pueblo Bonito	MRGCD Map No.:	UPC Code: 101305806048721951
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.5792

LOCATION OF PROPERTY BY STREETS

Site Address/Street: _____ Between: _____ and: _____

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

PR-2022-006926

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: Max B. Luna Edna Cisneros-Luna	Date: 6/16/24
Printed Name: Max B Luna Edna Cisneros-Luna	<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 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:
J-13-Z


 Easement


 Escarpment


 Petroglyph National Monument

 Areas Outside of City Limits


 Airport Protection Overlay (APO) Zone

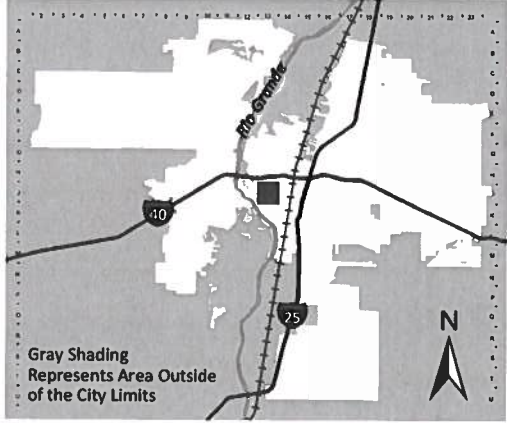
 Character Protection Overlay (CPO) Zone

 Historic Protection Overlay (HPO) Zone

 View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits





6/16/2024

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.

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- 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 is 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

SURVEYOR'S INSPECTION REPORT CONT.

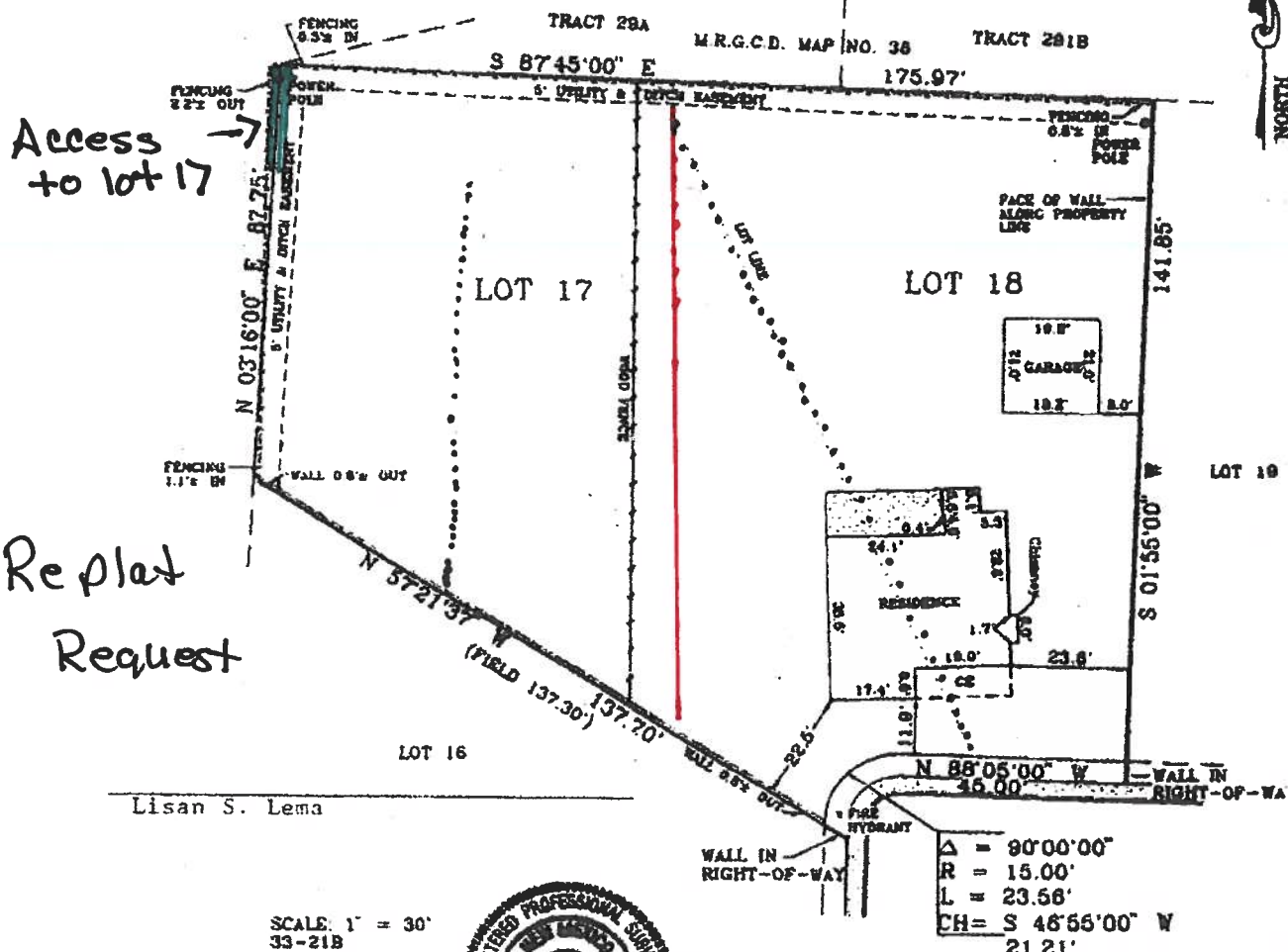
- 7) Specific physical evidence of boundary lines on all sides: found all property corners excepting the most westerly corner basis of inspection: report
- 8) Is the property improved? (If structure appears to encroach or appears to violate set back laws, show approximate distance): property is improved, see sketch
- 9) Indications of recent building construction, alterations or repairs: none apparent
- 10) Approximate distance of structure from at least two lines must be shown: see sketch

NOTE: Improvement locations are based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.


 SURVEYOR N.M.F.S. NO. 7002

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

SKETCH
(THIS IS NOT A BOUNDARY SURVEY)
(THIS SURVEY MAY NOT BE USED BY A PROPERTY OWNER FOR ANY PURPOSE)



Lisan S. Lema

SCALE: 1" = 30'
33-21B



2449 PUEBLO BONITO COURT

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.