

721 2nd St SW

721 2nd St SW
ALBUQUERQUE, NM 87102
(512) 415. 8825
raul@tkoadvertising.com

March 28, 2023

Dear City of Albuquerque,

I am submitting materials to allow a replat of my property located at 721 2nd St SW, Albuquerque, 87102.

The property has inconsistencies in platting from City of Albuquerque and Bernalillo County. The Bernalillo County assessment description does not conform with pre-dating property lines, which were negotiated or worked around when the original structure was built.

I seek to replat the property in order to comply with the residential code, and to allow for future improvements.

Sincerely,



Raul Garza



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 checked="" 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 S/W (Form S3)		APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)		<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Seeking approval of sketch plat to proceed with replat. I would like to complete a remodel of the existing home, remaining within the existing footprint, but extending vertically by adding a second story. The existing structure conforms with county lot lines as described in the county plat document, but does not conform with City of Albuquerque lot lines. (Registered County address is 721 Hazeldine SW.)			
APPLICATION INFORMATION			
Applicant/Owner: Raul Garza		Phone: 512-415-8825	
Address: 5710 Jeff Davis Ave		Email: raul@tkoadvertising.com	
City: Austin	State: TX	Zip: 78756	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: S 51 feet of lots 13 and 14		Block: G	Unit: N/A
Subdivision/Addition: Atlantic and Pacific Addition		MRGCD Map No.: 40	UPC Code: 101405719417632604
Zone Atlas Page(s): K-14	Existing Zoning: R-ML		Proposed Zoning R-ML
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.0689	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 721 2nd St SW		Between: Stover	and: Hazeldine
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
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>Raul Garza</i>		Date: 03.27.23	
Printed Name: Raul Garza		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 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 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

EXHIBIT 'A'

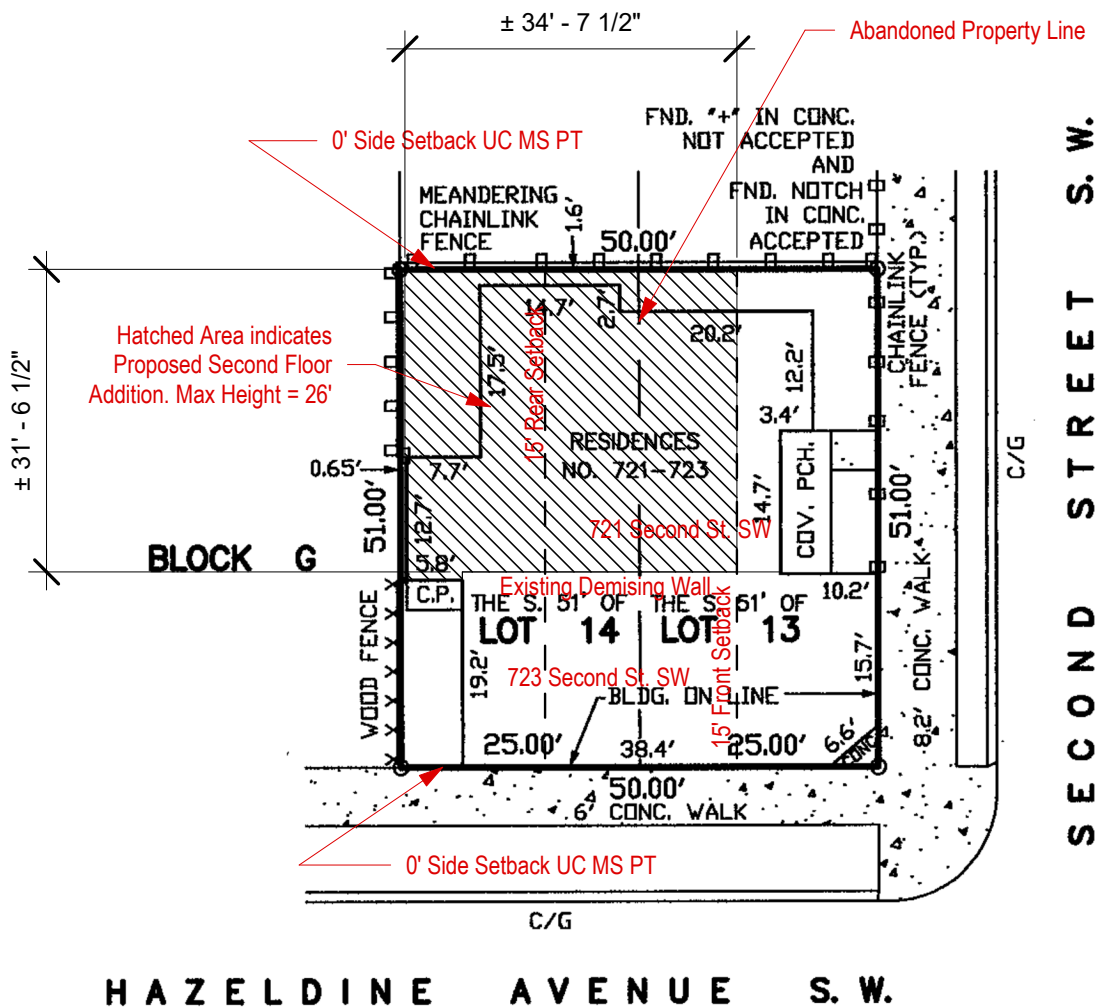
TO

IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

THE SOUTH FIFTY-ONE FEET (S.51') OF LOTS NUMBERED THIRTEEN (13) AND FOURTEEN (14) IN BLOCK LETTERED "G" OF THE ATLANTIC AND PACIFIC ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER, BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1888, IN PLAT BOOK C, PAGE 54.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 20'
 Order No.: 09-0856
 Field Book: Page:
 Ordered By:

Proposed Site Plan
 March 29th, 2023

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
 100 year flood plain. Zone"____", FIRM Panel
 # _____ Dated: _____

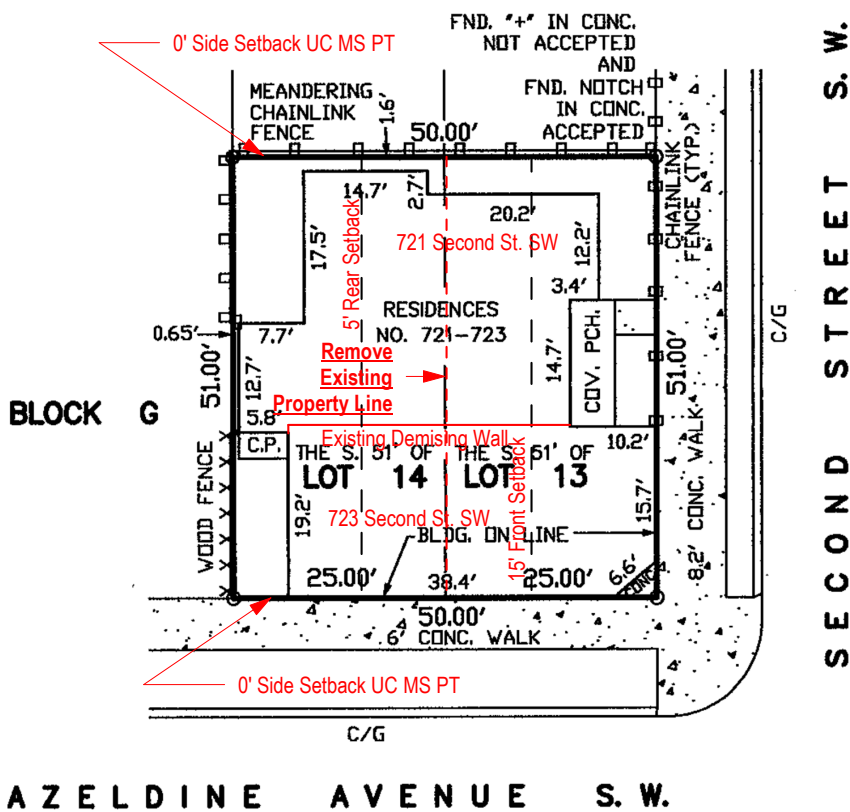
EXHIBIT 'A'

TO IMPROVEMENT LOCATION REPORT

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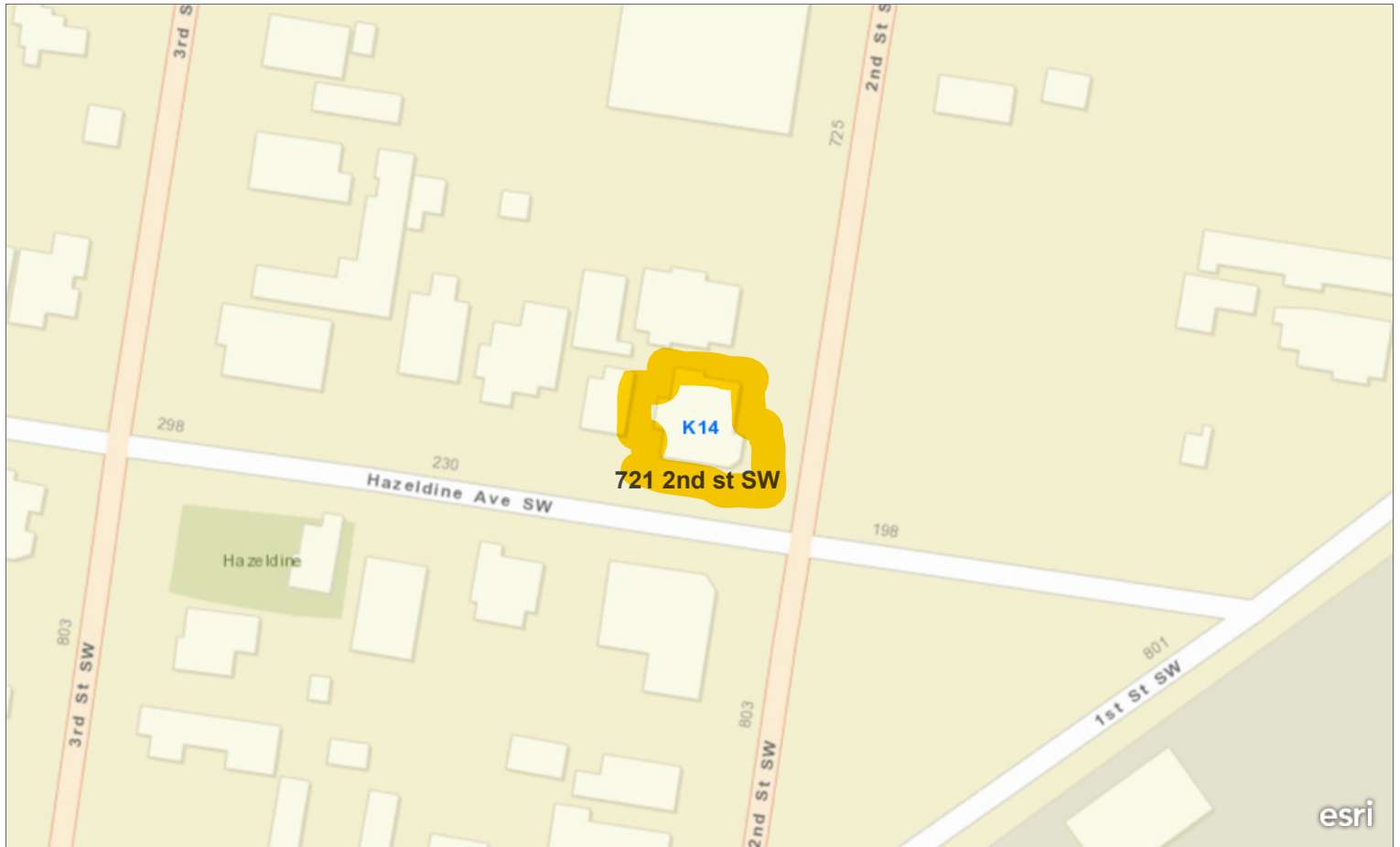
Scale: 1" = 20'
Order No.: 09-0856
Field Book: Page:
Ordered By:

Sketch Plat
March 27th, 2023

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

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_____ Dated: _____

Address Atlas



City Address Atlas Pages

100ft

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Albuquerque, Planning Department, AGIS Division