



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.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>	
<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)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

I am requesting the ability to re-plat 912 and 916 11th street NW  
 The re-plat would resize the lot at 916 and create two additional lots accessed by a new Proposed Private access and Public Utility access.

**APPLICATION INFORMATION**

Applicant/Owner: Adam Triolo Member for Cortese Limited Partnership #3		Phone: 505.400.7520
Address: 6611 Guadalupe Trail NW		Email: aqtriolo@gmail.com
City: Los Ranchos	State: NM	Zip: 87107
Professional/Agent (if any): N/A	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.: see attached exhibit #1 and #2		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning	
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 912 and 916 11th NW | Between: Granite Ave NW | and: Manzano Ct NW

**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:	Date: 19 September 2023
Printed Name: Adam Triolo	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent



Navigation Tools

Print and Share

Bernalillo County Parcels

Description

UPC: 101305851425444937  
Owner: CORTESE LIMITED PARTNERSHIP NO 3  
Owner Address: 6611 GUADALUPE TRL NW LOS RANCHOS DE ALBUQUERQUE NM 87107  
Situs Address: 912 11TH ST NW ALBUQUERQUE NM 87102  
Legal Description: \* 003 MIDVALE SUBD  
Acres: 0.3099  
Tax Year: 2023

Details

UPC  
101305851425444937  
Owner  
CORTESE LIMITED PARTNERSHIP NO 3  
Owner Address  
6611 GUADALUPE TRL NW  
Owner Address 2  
LOS RANCHOS DE ALBUQUERQUE NM 87107  
SITUS Address  
912 11TH ST NW  
SITUSADD2  
ALBUQUERQUE NM 87102  
Legal Description  
\* 003 MIDVALE SUBD  
Property Class  
V  
Acres  
0.3099



SITE INFORMATION

DFT APPLICATION

EXB #1

ZONA ARLS Pkg 2 J-13-Z

TRACT OR LOT #3

SUBDIVISION = MIDVALE

UPC CODE 101305851425444937

EXISTING ≠ PROPOSED ZONING R-1A

EXISTING LOT = 1 PROPOSING 1 + 2e SPLIT ON 916

TOTAL AREA @ EXISTING = 0.3099 ACRES FORM S3 #1



Bernalillo County Parcels

I want to...

Description

UPC: 101305851426044936  
Owner: CORTESE LIMITED PARTNERSHIP NO 3  
Owner Address: 6611 GUADALUPE TRL NW LOS RANCHOS DE ALBUQUERQUE NM 87107  
Situs Address: 916 11TH ST NW ALBUQUERQUE NM 87102  
Legal Description: MIDVALE SUBD SO 45FT OF LOT 4  
Acres: 0.2433  
Tax Year: 2023

Details

UPC  
101305851426044936  
Owner  
CORTESE LIMITED PARTNERSHIP NO 3  
Owner Address  
6611 GUADALUPE TRL NW  
Owner Address 2  
LOS RANCHOS DE ALBUQUERQUE NM 87107  
SITUS Address  
916 11TH ST NW  
SITUSADD2  
ALBUQUERQUE NM 87102  
Legal Description  
MIDVALE SUBD SO 45FT OF LOT 4  
Property Class  
R  
Acres  
0.2433



TRACT OR LOT #4

SUBDIVISION = MIDVALE  
UPC 101305851426044936

EXISTING ZONING R-1A  
PROPOSED ZONING R-1A

EXISTING LOT = 1  
PROPOSED = 2 + PRIVATE ROAD

TOTAL AREA = 0.2433 ACRES

ZONE ATLAS PAGE J-13-Z

SITE INFORMATION

DFT APPLICATION

EV# #2

SHOWS EXISTING DUPLEX

914 & 916 11TH

- \_\_\_ 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](mailto: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](mailto: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



*Handwritten blue annotations on the map, including a large scribble and the text 'FORM S 3 #3' written vertically.*

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

0 250 500 1,000 Feet

FORM S 3 #3

Planning Department Review Services  
Development Facilitation Team  
600 2nd Street NW  
Albuquerque, NM 87102

19 Sept 2023

Adam Triolo Managing Member  
Cortese Limited Partnership #3  
6611 Guadalupe Trail NW  
Los Ranchos, NM 87107

Development Facilitation Team Application

Dear Development Facilitation Team,  
Cortese Limited Partnership # 3 owns the lots at 912 and 916 11th St. NW.

The house at 912 was demolished in excess of 20 years ago due to its run down condition. We have desired to rebuild but due to the narrow lot width, we have struggled to come up with a design that would work well on the site.

The structure at 916 11th St. is actually a duplex and has a current address of 914 and 916 11th St. NW. The lot also contains an existing single car garage. Due to the narrow lot size on 916 the tenant for 914 currently accesses through 912 and partially parks on the lot at 912. The proposed change or re-plat at (912 and 914) would create three new lots, one for the existing duplex currently at 916 and two additional lots that I am calling 910 and 912. We propose to build a duplex on each of these new lots per Part 14-16-4: 4-2 Allowable Uses.

By re-platting, the two existing lots we can create a more buildable situation that will allow for better use of the land and create additional widths for the new proposed duplex construction on 910 and 912t. The new proposed private access and public utility easement will allow access to the new lots, provide sorely needed access/parking for the existing duplex at 914 and allow for emergency vehicle access.

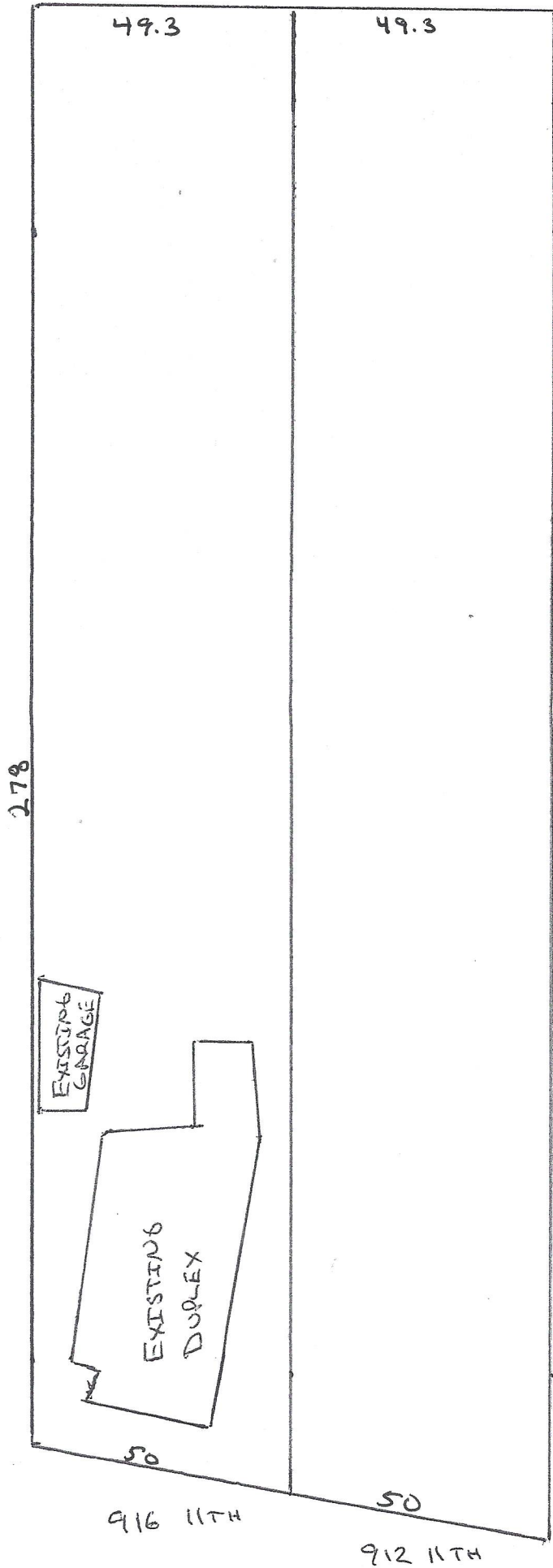
As part of the application I am also including the calculations for Contextual Residential Development in Areas of Consistency. 14.16.5-(c) (2) (b) for your use.

I look forward to your comments and thank you for this venue and process to assist me in moving this project forward.

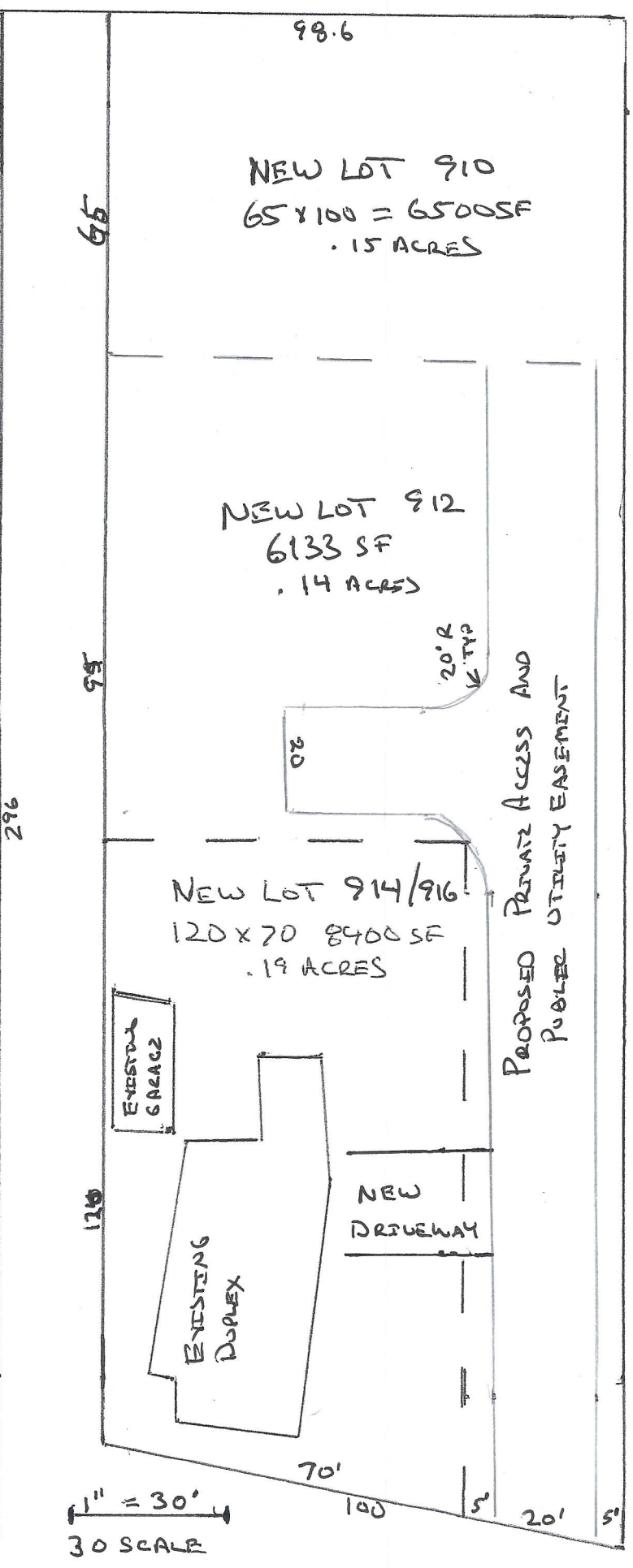
Kindly,  
Adam Triolo  
aqtriolo@gmail.com



Form S 3 #5



CURRENT



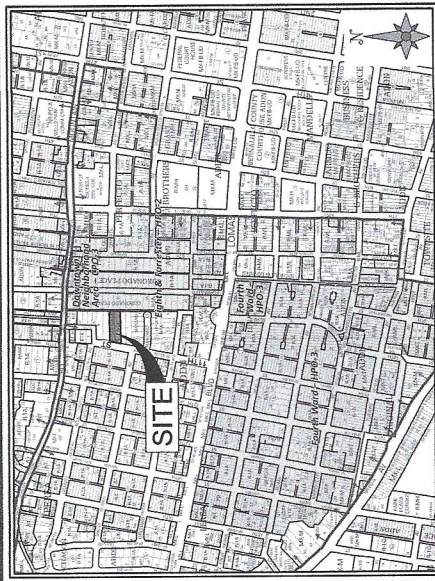
PROPOSED

Form S3 #6

**TOPOGRAPHIC MAP OF  
SOUTH 45' LOT 4 AND LOT 3  
MIDVALE SUBDIVISION**

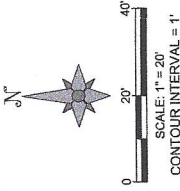
WITHIN PROJECTED SECTION 18, TOWNSHIP NORTH, RANGE 3 EAST, N.M.P.M.,  
ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2023



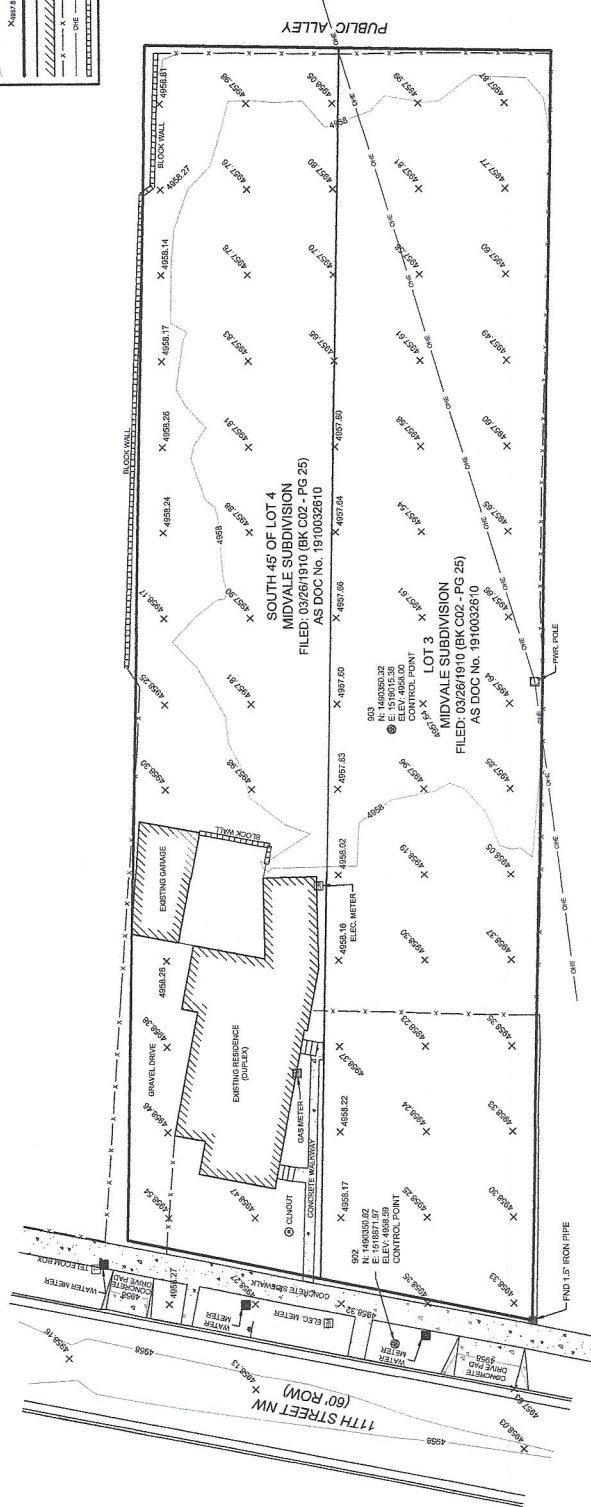
VICINITY MAP  
NOT TO SCALE

REF. CAD. ZONE AT LAS MAMPAS 1-15Z AND 1-14Z



SCALE: 1" = 20'  
CONTOUR INTERVAL = 1'

LEGEND	
(Symbol)	CONTROL POINT
(Symbol)	FOUND SURVEY MONUMENT
(Symbol)	WATER
(Symbol)	CLEAN OUT
(Symbol)	DROP INLET
(Symbol)	ELECTRIC POWER POLE
(Symbol)	ELECTRIC METER
(Symbol)	WATER METER
(Symbol)	SEWER
(Symbol)	TELECOM BOX
(Symbol)	WATER METER
(Symbol)	MAJOR CONTOUR LINE
(Symbol)	MINOR CONTOUR LINE
(Symbol)	SURFACE ELEVATION
(Symbol)	PROPERTY LINE
(Symbol)	LOT LINE
(Symbol)	BUILDING FOOTPRINT
(Symbol)	FENCE LINE
(Symbol)	OVERHEAD ELECTRIC LINE
(Symbol)	WALL



**SURVEY GENERAL NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS FOR ORIENTATION ONLY.
- DATE OF SURVEY: JUNE 2022.
- SURVEY IS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD83, CENTRAL ZONE). UNITS ARE US SURVEY FOOT (USFT).
- PROJECT COMBINED FACTOR FOR GROUND TO GRID TRANSFORMATION OF THE HORIZONTAL COORDINATES (SCALED ABOUT N = 0, E = 0) IS 0.9998652454.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.



Form S3 #7



Calculator 14.16.5-( c )(2) (b)

Street	#	Acres	
Manzano	1025	0.09	
11th	901	0.1056	
11th	902	0.3329	
11th	905	0.1607	
11th	906	0.3214	
11th	911		14.16.5-( c )(2) (b) 4 non low density
11th	912		14.16.5-( c )(2) (b) 1 no exisitng building
11th	916	0.2433	
11th	919	0.1607	
11th	920	0.1584	
11th	923	0.1446	
11th	924	0.5395	
Average lot size		2.2571	
/10	10	0.188092	
	75%	0.141069	
	125%	0.235115	



# City of Albuquerque



## Legend

Bernalillo County Parcels

### Municipal Limits

- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

14, 15, 16, 17, 18, 19, 20, 21

1. ALL LOTS

(1) NO BOUNDARIES

(4) NOT LOW DENSITY?



260 0 130 260 Feet

WGS 1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/8/2023 © City of Albuquerque

1:1,563

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes