



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 checked="" 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

My commercial building at 2407 Commercial St. NE was constructed on 3 city lots. I would like to combine the 3 lots to 1 lot.

APPLICATION INFORMATION

Applicant/Owner: LOE Investments LLC		Phone: 951-712-1394
Address: 23811 Washington Ave. Suite C-110132		Email: matt@eastleyinc.com
City: Murrieta	State: CA	Zip: 92562
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: LOE Investments LLC		List all owners: Matthew Wagoner, Dennis Wagoner

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 4, Lot 5, Lot 6		Block: 1	Unit:
Subdivision/Addition: W.B Dennis Replat of Thew'ly Port of Franciscan Acres		MRGCD Map No.: 36	UPC Code: 101405945226042926 & 101405945627142927
Zone Atlas Page(s): H14	Existing Zoning: MX-M		Proposed Zoning MX-M
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): .52

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2407 Commercial St. NE	Between: Menaul Blvd. NE	and: Prospect Ave. NE
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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: 11/6/23
Printed Name: Matthew Wagoner	<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

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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
- 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

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

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

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

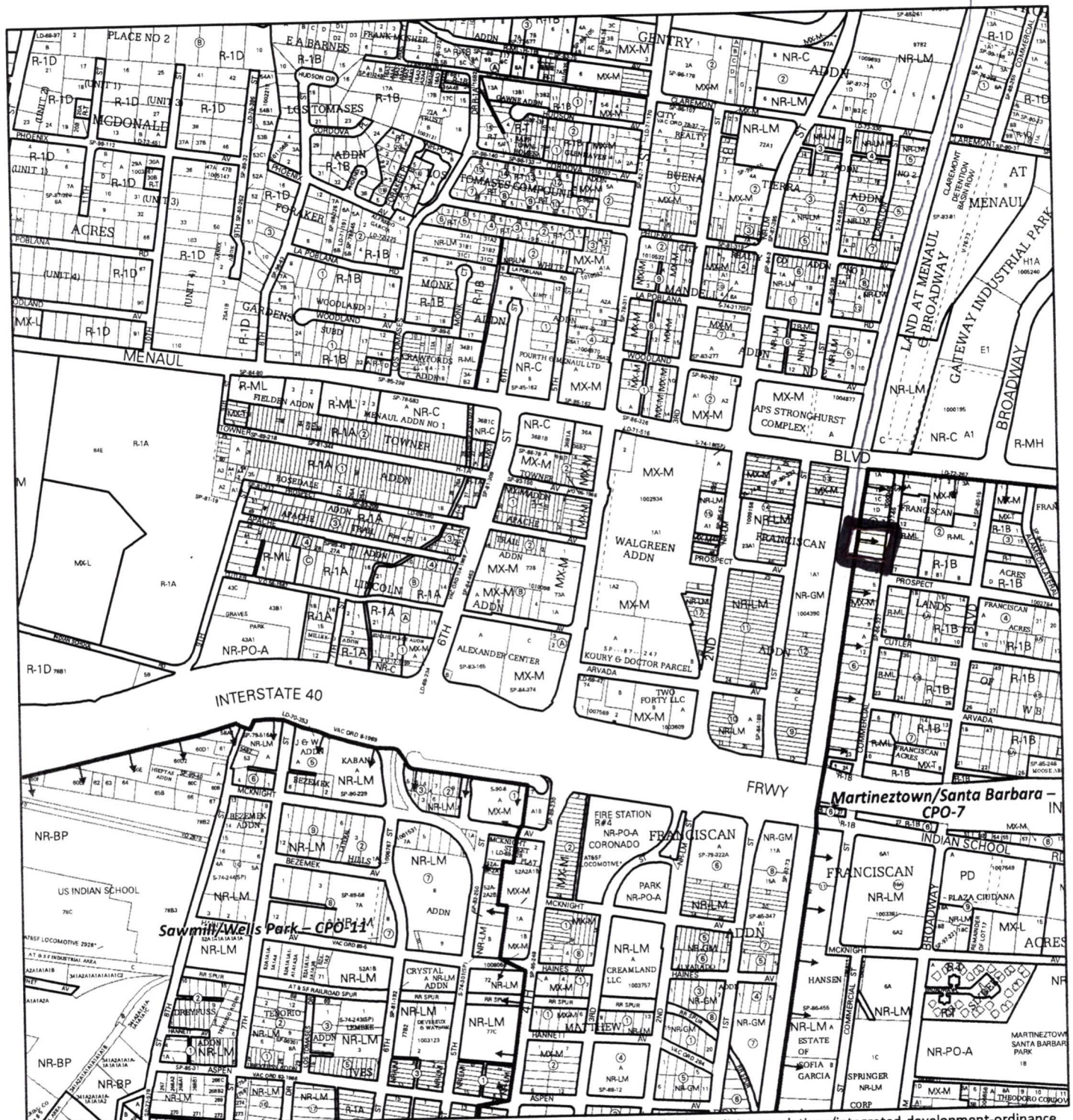
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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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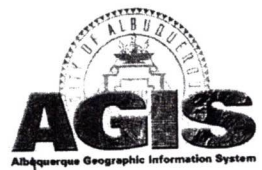
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled



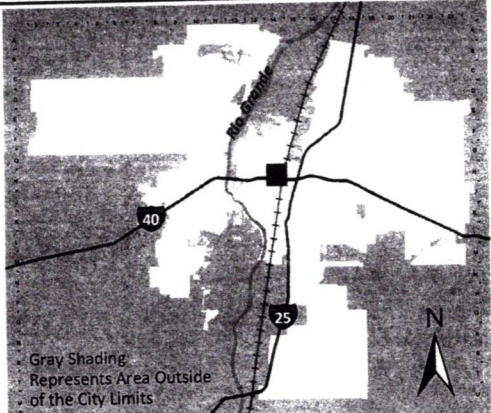
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-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

0 250 500 1,000 Feet

LOE INVESTMENTS, LLC

23811 Washington Ave. Suite C-110132
Murrieta, CA 92562

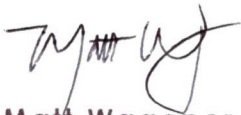
November 6, 2023

City of Albuquerque
Planning Department

To Whom It May Concern:

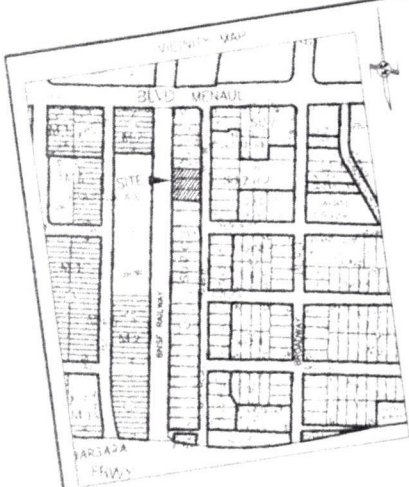
We recently purchased a building at 2407 Commercial St. NE which currently spans 3 city designated lots. We have future thoughts to renovate the property and we were informed that construction permits can no longer be issued on buildings that cross lot lines. I would like to request that Lots 4, 5 and 6 be combined into a single lot to match the single structure that currently sits on this land.

Sincerely,

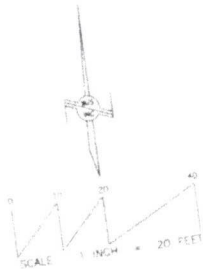
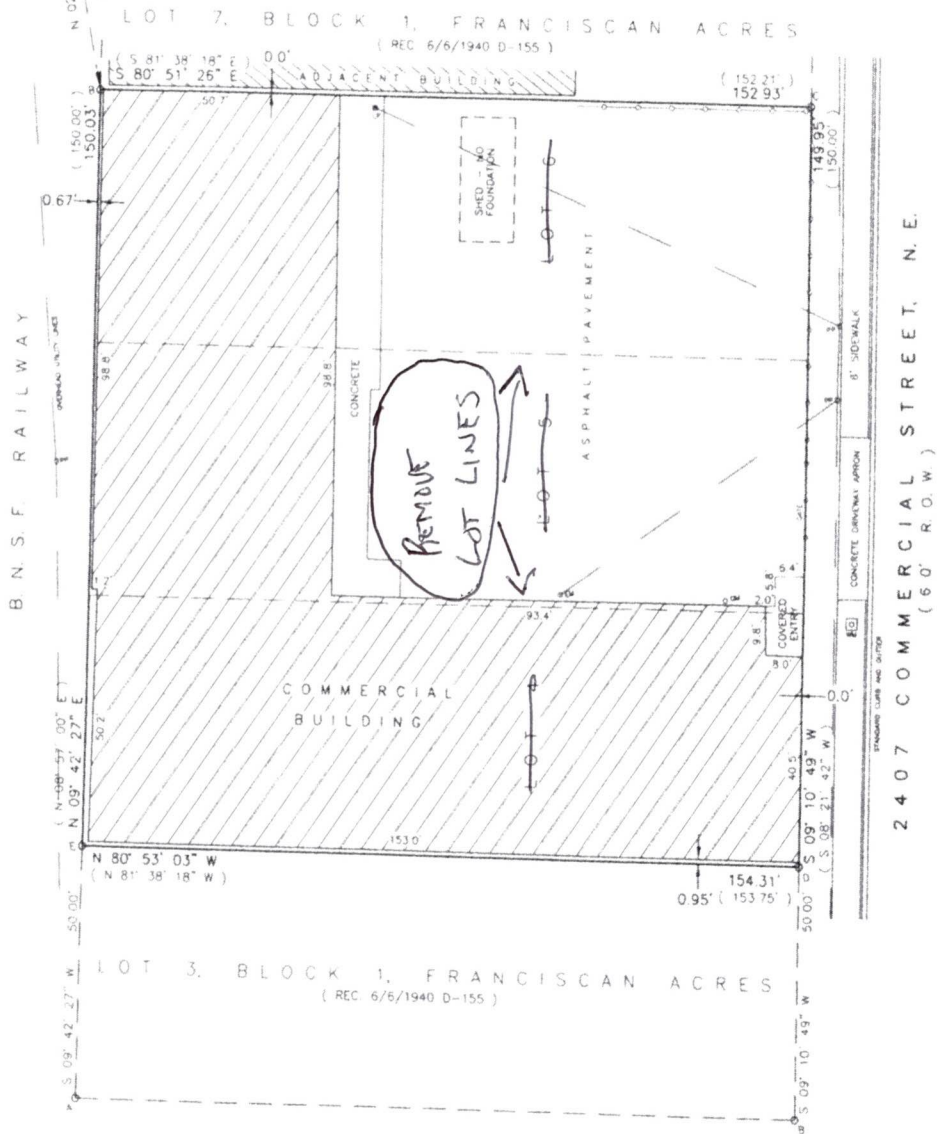


Matt Wagoner, Partner
LOE Investments, LLC

6. SITE PLAN - COMBINE 3 LOTS TO 1

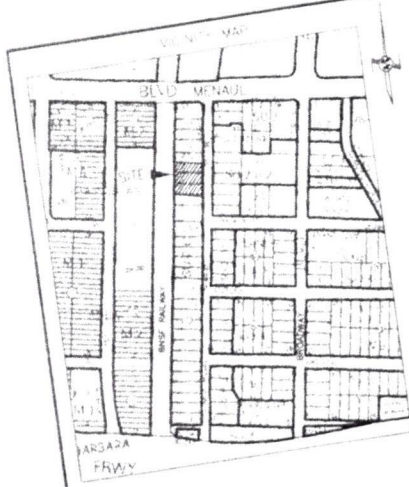


ACS MONUMENT "A_438"
 x=1,523,137.246
 y=1,495,747.494
 Ground-to-grid
 0.999681662
 Mapping Angle
 -00°13'31.98"
 NMSP CENTRAL ZONE
 NAD 83

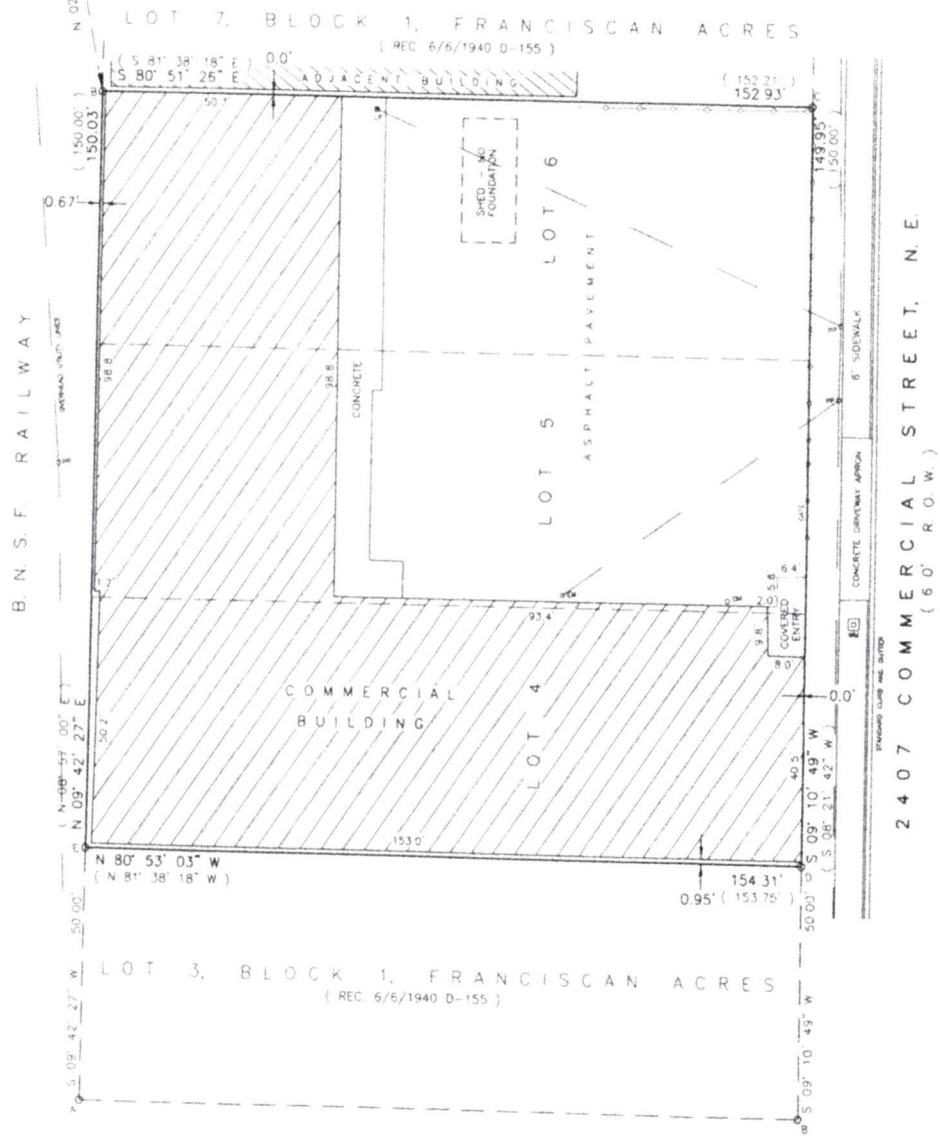


- MONUMENT LEGEND**
- O = FOUND/SET MONUMENT AS NOTED
 - A = FOUND #4 REBAR AND CAP 7.5 7719"
 - B = FOUND "x" IN CONCRETE
 - C = FOUND PK NAIL AND DISK IN ASPHALT
 - D = SET "x" IN SIDEWALK
 - E = SET #4 REBAR AND CAP "WAYJOHN PS 14269"

7. SITE SKETCH



ACS MONUMENT "A_438"
 x=1,523,137.246
 y=1,495,747.494
 Ground-to-grid
 0.999681662
 Mapping Angle
 -00°13'31.98"
 NMSP CENTRAL ZONE
 NAD 83



- MONUMENT LEGEND
- Q = FOUND/SET MONUMENT AS NOTED
 - A = FOUND #4 REBAR AND CAP 7.5 7719"
 - B = FOUND #4 REBAR AND CAP 7.5 7719"
 - C = FOUND PK NAIL AND DISK IN ASPHALT
 - D = FOUND PK NAIL AND DISK IN ASPHALT
 - E = SET #4 REBAR AND CAP "WALDOHN PS 14269"