

**DEVELOPMENT FACILITATION
TEAM (DFT) APPLICATIONS**

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		
Combining of two parcels (101905702421632004 101905702422132005 of land into one parcel. The two parcels contain 4 residential use structures.		
APPLICATION INFORMATION		
Applicant/Owner: Peter Cochran		Phone: 5053146181
Address: 207-209 Alcazar St NE		Email: pcochran@pijproperties.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Owner		List <u>all</u> owners: PIJ Properties, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 3 and 4	Block: 8	Unit:
Subdivision/Addition: La Mesa	MRGCD Map No.:	UPC Code: 101905702422132005
Zone Atlas Page(s): K-19	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.313
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 207-213 Alcazar St NE	Between: Louisiana	and: Central
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>Peter A Cochran</i>		Date: 02/16/2024
Printed Name: Peter Cochran		<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.*

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- ___ 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.

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- ___ 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.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- X 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

Regarding the Replat of Parcel IDs 101905702421632004 and 101905702422132005)

These properties are for residential use currently. Located in the La Mesa Subdivision near Louisiana and Central. This neighborhood is dense with many multifamily use structures and parcels and it is zoned for that use. The subject properties combined contain 4 single family structures on two parcels. Many parcels in the area have similar configurations with multiple single family structures per parcel. The age of these homes are unknown but the first home was likely built in 1947 and the other 3 likely between then and the 1970s. Property is zoned R-ML.

The subject property includes 4 postal addresses. 207 / 209 / 211 /213 Alcazar. 207 and 209 are the two front buildings, 211 and 213 are rear buildings.

Existing Condition

The existing property are two side by side parcels, sharing the lot line down the middle. The middle lot line runs through the middle of the complex and also potentially partially dissects one of the structures in the back.

Proposed Development

The proposed replat is to simply remove the shared lot line and to leave the resulting perimeter lot lines intact. This is shown on the accompanying zone atlas drawing, where the blue line is the middle line to be removed and the yellow box is the final perimeter of the lot. A survey (done in 2022 by Cartesian surveys) is also included in this application for reference.

Similar Properties and Reasoning

The way this property was built up by prior owners many decades ago, it makes much more sense to now be platted as one lot as opposed to two lots. There are already several properties, including the property directly across the street (101905704522132124 and 101905704420932101) , that have been combined into one parcel.

101905712325632311 is also one such property that actually had 3 parcels combined into one parcel to allow for multifamily use across multiple structures, where existing structures straddled original lot lines, which is the case with the subject properties.

Other example parcels are 101905705822432105, 101905709022432204, 101905701128020123, 101905701125932014, 101905715716331106, 101905717617831716, and 101905715722432525. There are several other examples in the close vicinity not listed above.

The re plat will allow for easier conveyance of the property and can be more easily financed by lending institutions when the property is more reasonable platted as one property containing multiple structures as opposed to its current condition as 4 structures straddling two parcels, and said new replat would be in line with similar properties in the direct vicinity of the subject.

DATE: 03/24/22
 SCALE: 1"=30'
 CREW: AR
 DRAWN BY: MR
 JOB NO.: 220585

CSI-CARTESIAN SURVEYS INC.

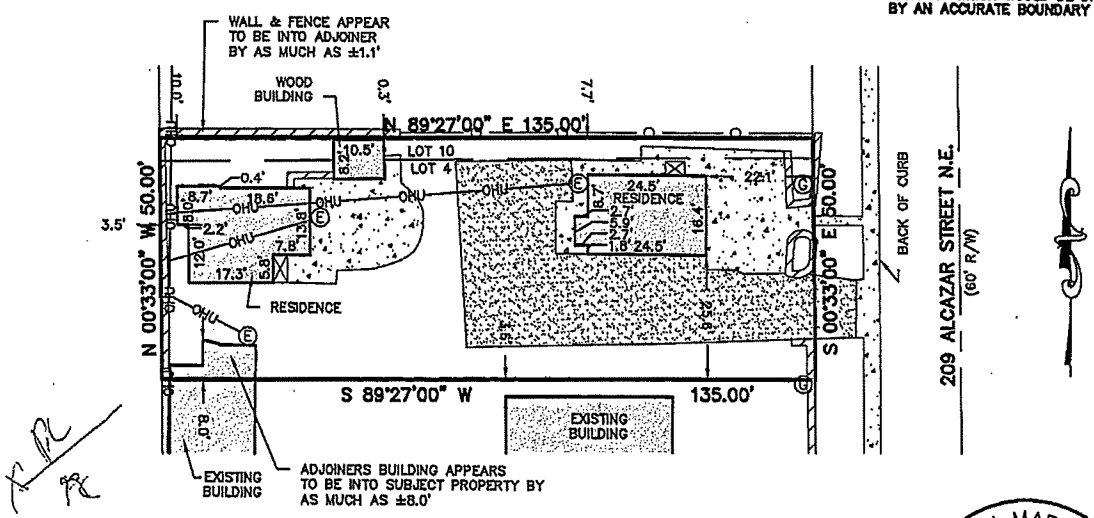
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

**IMPROVEMENT LOCATION REPORT
 SEE LEGAL DESCRIPTION
 LA MESA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**

LEGEND

- COVERED AREA
- CONCRETE
- ASPHALT
- BLOCK WALL
- CHAINLINK FENCE
- OVERHEAD UTILITY LINE
- ELECTRIC METER
- GAS METER

- NOTE: 1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 18, 2012, MAP NO. 35001C0354H.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



LEGAL DESCRIPTION

PARCEL 1:
 LOTS NUMBERED THREE (3) AND FOUR (4), IN BLOCK NUMBERED EIGHT (8), OF LA MESA, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION NINETEEN (19) TOWNSHIP TEN (10) NORTH OF RANGE FOUR (4) EAST OF THE N.M.P.M., AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 14, 1933 IN PLAT VOL. 8, FOLIO 51.

AND

PARCEL 2:
 LOT NUMBERED TEN (10), IN BLOCK NUMBERED EIGHT-A (8-A), OF LA MESA NO. 3, AN ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1939 IN PLAT VOL. D, FOLIO 23.

This is to certify: To Title Company: OLD REPUBLIC NATIONAL TITLE; To Underwriter: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

To Lender: FINANCE OF AMERICA MORTGAGE that on MARCH 24TH, 2022, I, Brian J. Martinez, N.M.R.P.S. No. 18374, made an inspection of the premises situated at SEE LEGAL DESCRIPTION BERNALILLO County, New Mexico briefly described as (Address if applicable): 209 ALCAZAR STREET N.E.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 2201517 provided by the Title Company. Improvement location is 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.

"THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE" (THIS INCLUDES BUILDING PERMITS)

- I further certify as to the existence of the following at the time of my last inspection:
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): •
 - Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
 - Evidence of cemeteries or family burial grounds located on said premises (show location): •
 - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
 - Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
 - Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): •
 - Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 - Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
 - Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 - Approximate distance of structure from at least two lot lines must be shown: SEE ABOVE SKETCH

• NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
 setback and setback violations are not shown hereon



Brian J. Martinez
 N.M.R.P.S. No. 18374

DATE:
03/24/22
SCALE:
1"=30'
CREW:
AR
DRAWN BY:
MR
JOB NO.:
220584

CSI-CARTESIAN
SURVEYS INC.

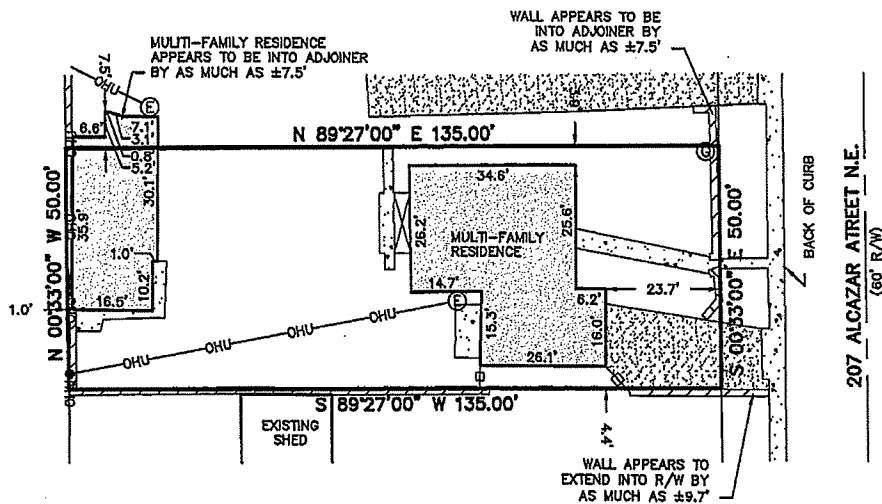
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IMPROVEMENT LOCATION REPORT
LOT 3, BLOCK 8,
LA MESA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

LEGEND

- COVERED AREA
- CONCRETE
- ASPHALT
- BLOCK WALL
- METAL FENCE
- UTILITY POLE
- OVERHEAD UTILITY LINE
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SEE LEGAL DESCRIPTION.

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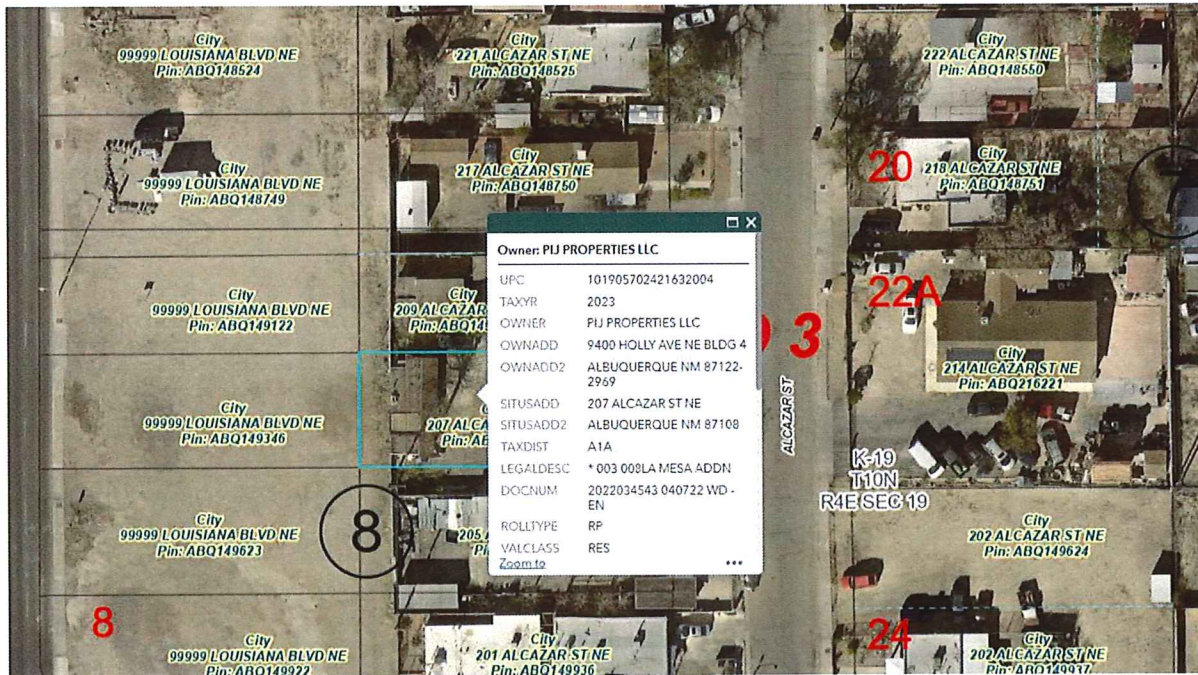
SITE PLAN AREA NO MARKINGS



SITE WITH UPC CODE 101905702422132005



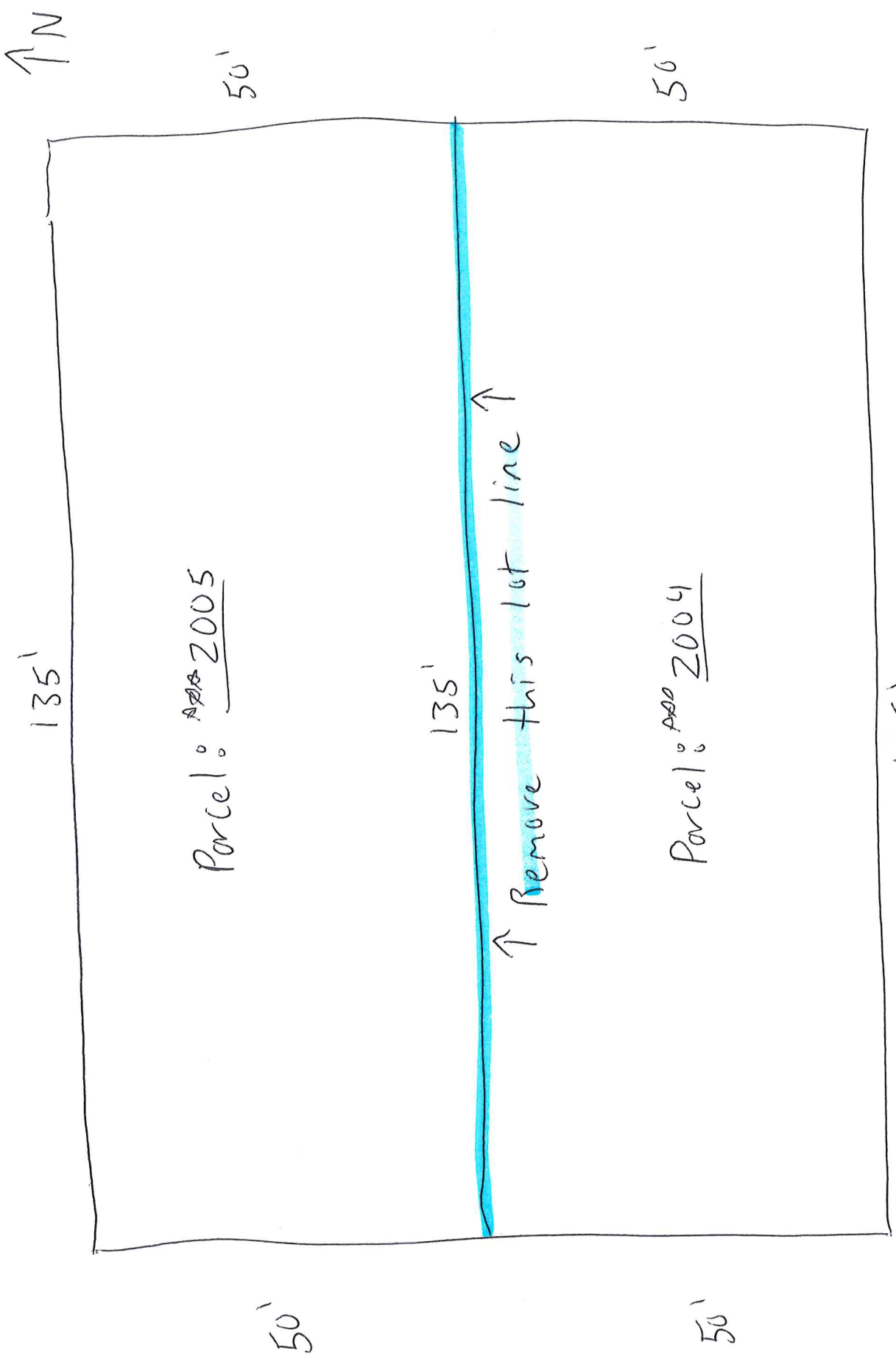
SITE WITH UPC CODE 101905702421632004



PROPOSED SITE PLAN.

Yellow is the proposed lot line. Blue line is the removed shared lot line in between the two parcels. The existing outer perimeter of the two properties combined remain unchanged.





↑ N

50'

50'

135'

Parcel: ~~2004~~ 2005

135'

↑ Remove this lot line ↑

Parcel: ~~2004~~ 2004

135'

50'

50'

