

April 20, 2015

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: 1301 Cuesta Abajo Ct., NE Albuquerque, NM
Tract 6, Elena Gallegos Grant, T11N, R6E, NMPM, City of Albuquerque, Bernalillo County, NM

To Whom it may concern

This is a letter of justification of action for the lot stated above.

We propose subdividing Tract 6 into two tracts named "Proposed Tract 6-A" and "Proposed Tract 6-B". The justification of this action is that it is as follows:

1. *Las Lomas Industrial Park Development Design Guidelines 2. Lot Size and Setbacks* does not prohibit this action and refers to the zoning requirements for IP zoning regarding lot size.
2. *Albuquerque Zoning Code, Part 2 Zoning Districts, 14-16-2-19 Industrial Park Zone (C) Lot Size* states "Minimum lot area shall be one-half acre. Minimum lot width shall be 100'. No more than 50% of the surface of any lot or site shall be covered with buildings." The proposed sketch plat and site plan conform to all these requirements.
3. I met with the transportation department and was told that we can build a curb cut on Las Lomas as long as we conform to DPNM and are 25' from the corner and easement line. The sketch plat and site plan conform to these requirements.

Thanks so much and have a nice day



Joe Simons, AIA
Simons Architecture PC