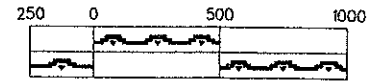
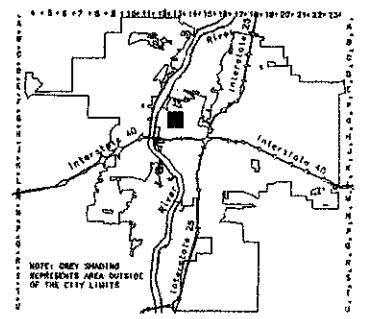


GRAPHIC SCALE IN FEET



CITY OF Albuquerque
 A Geographic Information System
PLANNING DEPARTMENT
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Map Amended through February 20, 1996



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

LEGAL DESCRIPTION

T10N
 R6E
 SEC 6

UNIFORM PROPERTY CODE
 1-013-080

G-13-Z

Neil Colella
Patricia Ludlum
2112 Campbell Rd. NW
Albuquerque, NM
87104

Re: The Compound at The Colony

Dear Review Board,

As previously stated, we want to subdivide two congruent acres that we own from 2 lots to 5 lots. Proposed lots 1 and 5 have existing homes on them. This plan would create 3 new lots. We have no plans to build anything at this time on lots 2, 3 and 4. Our goal is to separate lot 5 off and sell it once this plan is approved. That would leave us with 4 lots. As stated in our previous letter, we want to create a "family compound" in the future so we can "age in place" and stay in this wonderful, rural location in our latter years.

We would like to ask for a variance for our road. Campbell Road NW within the Colony Subdivision has roll down curbs and no sidewalks. There are 10 houses currently in The Colony and it has a very rural feel. Sidewalks and curbs would be incongruent with the ambiance of the neighborhood. For that reason, we would like to ask for a variance so we can just keep our 22 foot private road unpaved...with no sidewalks or curbs. The road will be installed and maintained equally by the owners of lots 1-4.

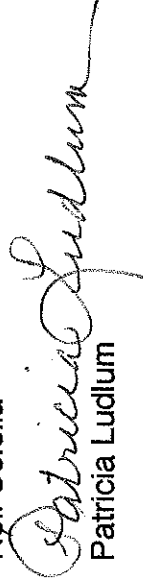
As per Carol Dumont's request, we contacted Jason Coffey about the bridle path. The bridle path/ditch was never put in. You can see in an aerial view that they are not there and all the residents have built walls or fences to the property line. In 2008 the majority of property owners agreed to their elimination along with the covenants. Jason agreed that since it was never installed, there would be no problem eliminating that easement.

All lots will retain drainage within their boundaries which is congruent with the master plan for the rest of the Colony Subdivision.

We thank you in advance for your consideration.

Very truly yours,


Neil Colella


Patricia Ludlum