

# PASCHICH DESIGN GROUP

A JMP WORKS LLC. COMPANY

Lic. #359620

P.O. Box 25142, Albuquerque, NM 87125

January 9, 2018

Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque nm, 87102

RE: *Request for Sketch Plan Review:*

Re-Plating 4 lots, 25 ft. wide x 142 ft. long to 3 lots 33 ft. 4" wide x 142 ft. long.

At 723 14<sup>th</sup> St. NW. (Lots 15,16,17,18 of Perea Addition at 14th St. and Granite Ave. NW)

*Justification:*

Prior to 2012 these lots were zoned SU-2 TH and each 3,550 sq. ft., which allowed four reasonably sized townhomes on the four lots. The zone designation was changed to SU2- DNA-SF. and prohibited townhouses and allowing only single family dwellings. The existing 25 ft. wide lots now cannot reasonably be used for single family homes with the required five ft. side lot setbacks. We are proposing to re-plat the four lots into three lots of 33 ft. 4 in. wide lots which will make it possible to build single family homes the lots. As per our sketch plat site plan.

*Conclusion:*

We believe this justification letter provides further evidence supporting an affirmative decision to grant the above requested re-platting. We have had positive discussions with the Downtown Neighborhoods Association, and look forward to continuing our work in the area, building on a track record of environmentally friendly homes on 8<sup>th</sup> Street, Summer Avenue, and Rosemont Avenue.

Thank you for the consideration. Please let us know of any questions.

JMP WORKS, LLC

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Edward O. Paschich

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Date

