

4SP Hotels LLC  
8300 Washington Street NE  
Albuquerque, NM 87113

April 26, 2025

City of Albuquerque Planning Department  
600 2nd Street NW, Suite 300  
Albuquerque, NM 87102

**Subject:** Justification for Proposed Lot Split

Dear Sir/Madam,

I am writing to present a compelling justification for the proposed lot split located at Estancia Road and Hanover Road, west of Albuquerque. Although no official address has been assigned, the property is identified as the south lot of 6030 Iliff Road NW, Albuquerque, NM 87121. The legal description is Tract 261-A-1 and 261-A-2, Unit 8 of the Town of Atrisco Grant. The UPC number for the parcel is 101105805652922403.

This division aligns with the City of Albuquerque's Integrated Development Ordinance (IDO), supporting its planning and development goals. Below are the key justifications for the proposed subdivision:

1. **Compliance with Zoning Standards** The proposed lot split meets all zoning requirements outlined in the IDO, including minimum lot size, frontage, and other applicable standards for the NR-C zone. It is worth noting that the Coors View Overlay does not impact this subdivision, as it lies south of the overlay area.

Additionally, the dimensional and access standards are satisfied, and there are no sensitive land issues or adverse environmental conditions—such as flooding—that would compromise public safety or welfare. The subdivision ensures adequate access for fire protection, police services, and other essential public infrastructure. Roads, driveways, and utilities are optimally designed to comply with zoning standards seamlessly.

2. **Optimized Land Use** Transforming an underutilized, vacant lot into two distinct parcels allows for more effective land utilization. The subdivision creates opportunities for diverse developments that align with the city's Comprehensive Plan and its sustainability objectives outlined in the IDO.
3. **Enhanced Accessibility and Connectivity** Subdividing the property improves access to each parcel, facilitating better infrastructure development, including roads, utilities, and public services. Furthermore, planned infrastructure improvements will benefit not only the subdivided lots but also future developments in the surrounding area.
4. **Economic Growth and Investment** The division unlocks the economic potential of the property by creating opportunities for development and investment. Subdividing the land will attract businesses that invigorate the local economy through increased tax revenues, employment opportunities, and the development of commercial enterprises.
5. **Community Benefits** Subdividing the lot supports the creation of space for a new commercial establishment, addressing community needs and enhancing the area's overall appeal. What is currently an unused lot has the potential to be transformed into a vibrant business hub that generates jobs and enriches the community.
6. **Environmental Sustainability** The proposed lot split is designed to minimize environmental impact, adhering to IDO landscaping and drainage regulations. These measures will enhance the site's visual appeal and contribute to sustainable development within the area.

In summary, this subdivision complies with all applicable regulations and offers significant benefits, including optimized land use, improved access, economic growth, and community enhancement, all while minimizing environmental impact.

Thank you for considering this proposal. Should you require additional information or documentation, please do not hesitate to contact me.

Sincerely,



R-Nicholas Eveleigh

Project Manager