



October 9<sup>th</sup>, 2025

Development Facilitation Team  
Plaza Del Sol Building  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: SKETCH PLAT FOR ALL OF BLK 5 FRANCISCO ARMIJO Y OTERO ADDN & VAC PORT OF FRUIT AVE NW LYING BETWEEN 2ND & 3RD ST'S & A VAC ALLEY AND ALL OF BLK 4 FRANCISCO ARMIJO Y ORTEO ADDN & A VAC ALLEY**

Dear Development Facilitation Team,

Tierra West LLC is requesting a Sketch Plat review and comments for subsequent DHO – Subdivision and DHO – Waiver applications, to include 48 parcels. The 48 parcels are located at 200 Lomas and are legally described as BLK 5 FRANCISCO ARMIJO Y OTERO ADDN & VAC PORT OF FRUIT AVE NW LYING BETWEEN 2ND & 3RD ST'S & A VAC ALLEY AND ALL OF BLK 4 FRANCISCO ARMIJO Y ORTEO ADDN & A VAC ALLEY (the subject site).

The subject site is zoned MX-FB-UD and will be redeveloped into a commercial / office space on the first floor (approximately 24,000 square feet) and multi-family dwellings on the remaining levels (approximately 100 units).

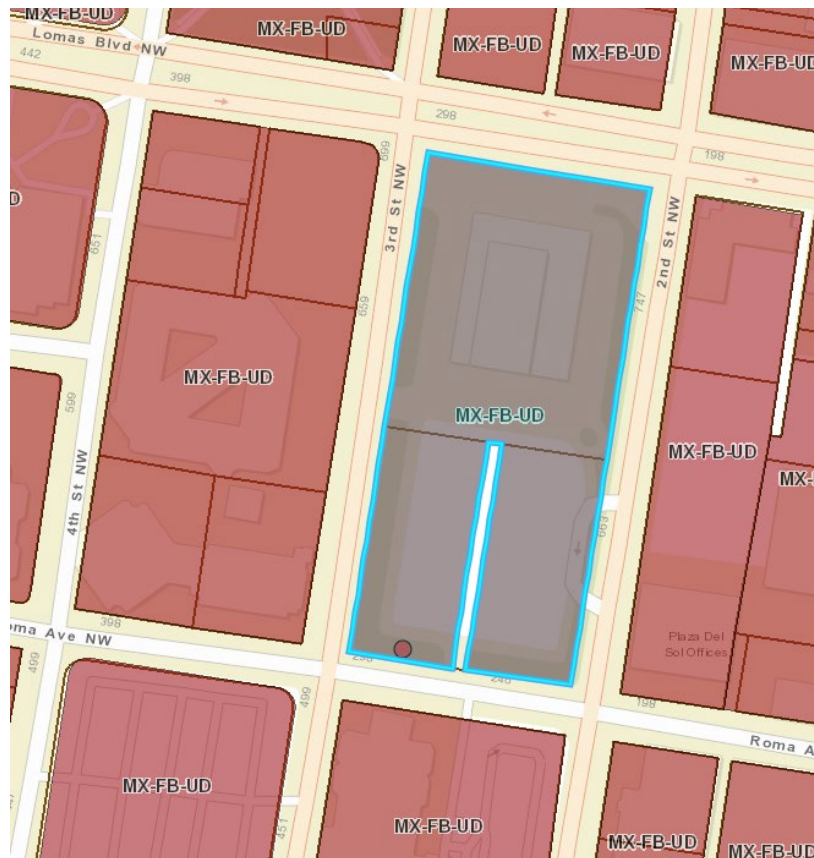


Figure 1: Subject Site and Zoning

## Request –Subdivision

The subject site is currently comprised of 48 lots. We are seeking to consolidate these into two (2) lots to facilitate redevelopment of the existing building. We would like to confirm the appropriate subdivision process, i.e., Subdivision Major or Subdivision Minor.

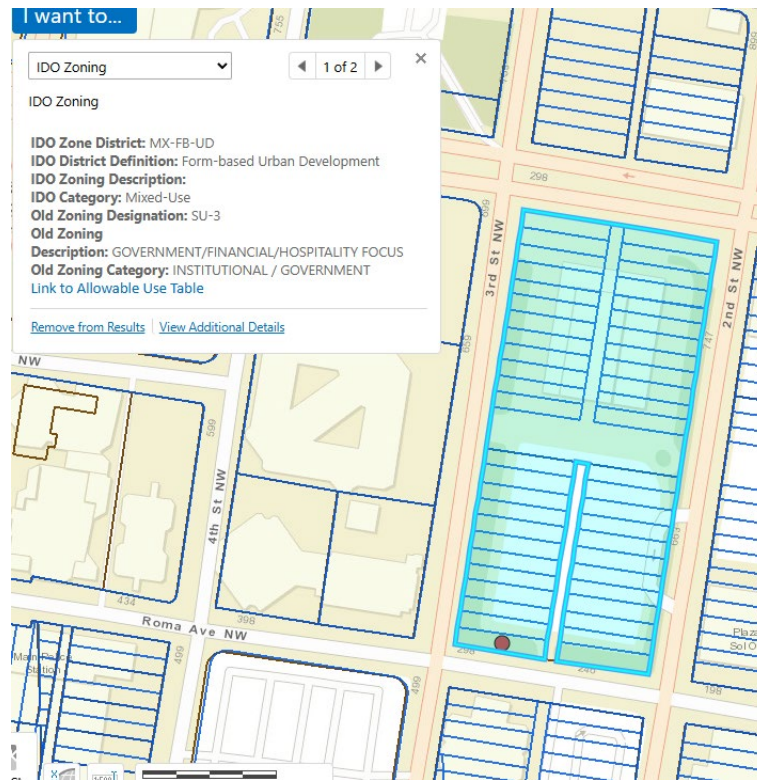


Figure 2: Existing Subdivision Showing 48 Lots

## Request – Waiver

The existing sidewalk is 7-foot wide. Per IDO and DPM, a 10-foot sidewalk with a 6-foot and 8-inches landscaped buffer is required. We would like to confirm that a sidewalk waiver would be required to maintain the existing 7-foot-wide sidewalk.

## Conclusion

This request is for a sketch plat review and comment by the Development Facilitation Team. As part of this submittal, please find the sketch plat, sidewalk exhibit and zone atlas map.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

*Sergio Lozoya*

Sergio Lozoya  
Sr. Planner

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