



Development Facilitation Team (DFT)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

July 28, 2025

RE: Volcano Cliffs Subdivision, Unit 26

Existing Lots: 4A1 and 1A1

Proposed Lots: Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, Block 3

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents U26 VC, LLC & VOLCANO CLIFFS INC hereafter referred to as “Property Owners”. We, “Agent” are requesting review of a sketch plat.

The subject site comprises approximately 12.1364 acres and is located within Block 3 of the Volcano Cliffs Subdivision, Unit 26, in the City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Paseo del Norte NW, Kimmick Dr NW, and Valente Road NW. This request is dealing with Lot 4A1 and 1A1.

The purpose of this platting action is to:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, —based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development.

This platting action ensures appropriate lot configuration and provides necessary easements to facilitate coordinated site development within the Volcano Mesa sector.

We look forward to presenting this Sketch Plat to the DFT and receiving your feedback as we move forward with this proposal.

Respectfully,

Regina Okoye, Vice President

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