

**Date:** January 18, 2021

City of Albuquerque Planning  
Development Review Board  
Albuquerque, New Mexico 87102

Gavino and Peggy Lopez  
1108 Waldie Road SW  
Albuquerque, New Mexico 87105

**RE:** Sketch Plat Application  
for 1419 Los Tomases Drive NW  
Albuquerque, New Mexico 87102

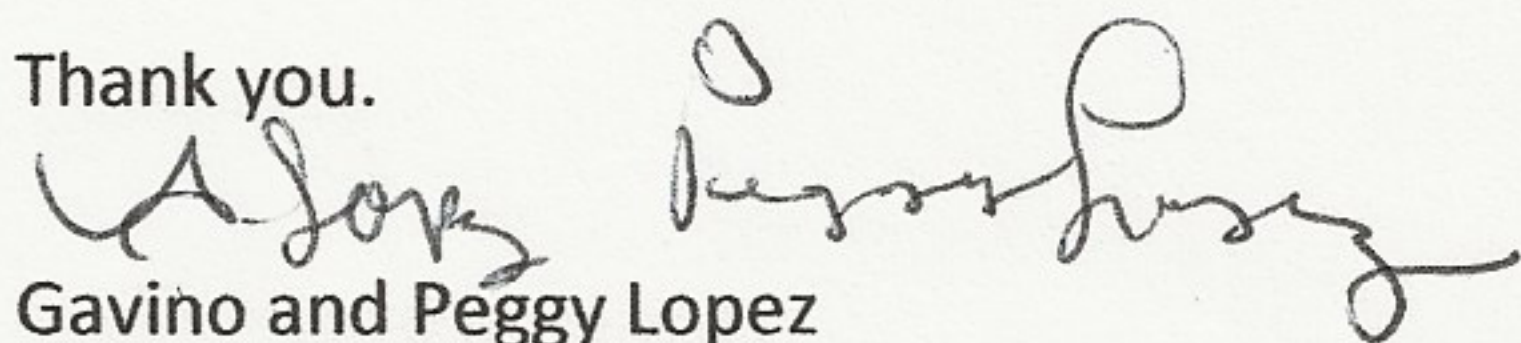
Dear Review Board:

We recently signed a contract to purchase vacant land at 1419 Los Tomases Drive NW; Albuquerque, NM, 87102- Zone Atlas Page J-14-Z. The property is divided into lots 14 and 15, in block 9 which includes a port of vacated alley (#V-363) in the Albright & Moore Addition. The existing zoning is R-1A Residential, Single Family Home. **Our request is to replat the two lots, eliminating the property line, changing the two lots into one lot for building our single family home.** We have included the proposed drawing of the subdivision plat.

We have reviewed the <https://ido.abc-zone.com/integrated-development-ordinance-ido> : 3-4(M)(3) Setback Standards, 3-4(M)(3)(a) Low-density Residential Development in any Zone District, and 3-4(M)(5)(b) Building Design for Residential Development, and would certainly be able to comply with the standards and zoning codes mentioned. We plan to build a 1500 square foot home making sure to preserve the character of the neighborhood.

We appreciate your consideration of this sketch plat review and look forward to our DRB meeting on January 27, 2021.

Thank you.

  
Gavino and Peggy Lopez

505-235-1258