

To: City of Albuquerque Planning Department

Re: Sketch Plat Application Expalnation

August 29, 2025

I am interested in subdividing the .45 acre property into 4 lots. Each lot would contain a townhome and an accessory unit of not more than 750 square feet. I have attached the proposed site plan for your review.

I met briefly with Daniel Soriano and he has confirmed with me that the property is currently zoned MX-M and falls into the UC-MS-PT category. I have listed other pertinent information about the property on the site plan.

I based the site plan on various tables and information in the IDO and have listed the applicable pages below.

Page 21, table 2, zone district dimensions to set the minimum lot size of 3500 square feet. I have listed the proposed lot dimensions on the site plan.

Page 160, in the MX-M districts on properties that abut a PT corridor then townhomes are prohibited unless the front facade faces the PT corridor. I have faced the front towards Coal avenue which I believe to be the PT corridor.

Page 234, table 5-1-B, District dimensional standards table layout the setback standards I have used on the site plan that include a 10' front setback, zero lot lines (minimum) in between properties and 5' side yard setbacks on the two end lots.

I have also shown on the site plan that there would be 3 parking places on each lot and landscape areas that seem to fall above the minimum standards listed in the IDO.

Please let me know if you need any more information to proceed with your review.



Thank you,
Joe Grady
505-339-7999