



CONSENSUS

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May 7, 2025

Jay Rodenbeck, Chair
City of Albuquerque
Development Facilitation Team
600 2nd Street NW
Albuquerque, NM 87102

Dear Mr. Rodenbeck,

The purpose of this application is to request a sketch plat review for a proposed lot line adjustment for two (2) existing lots located at 3506 12th Street NW. The property is legally described as: Tracts 89B3A & 89B1B1, MRGCD MAP 33, and contains approximately 0.4959 acres. The site is located on the east side of 12th Street between McMullen and Mildred Avenues.

The "property" was developed with a single-family dwelling unit in 1929, which is still in existence and occupied. The owner wishes to relocate an interior lot line between existing Tracts 89B3A and 89B1B1, MRGCD Map 33. The site is located within the R-1C (Single Family- Large Lot) zone district of the Integrated Development Ordinance (IDO) as shown on the attached Zone Atlas page G-14. Additionally, the property is within the Near North Valley Planning Area and is in an Area of Consistency as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

The proposed replat will result in the same number of two (2) lots and with the subdivision's name to be known as "Chavez Estates". The total area of Lot A will be 0.2866 acres and Lot B will contain 0.1844 acres. In addition, the replat will dedicate additional street right of way to the City of Albuquerque and grant a cross lot drainage easement for the benefit of Lot A and Lot B. The total area of the new subdivision will be 0.4709 acres.

Enclosed with the application documents is a preliminary sketch plat, which serves as the basis for our application. We kindly seek review and feedback from the Development Facilitation Team, ensuring compliance with the IDO and all relevant regulations of the Development Process Manual.

Thank you in advance for your attention to this matter, and please feel free to contact me directly should you require any further details or clarifications.

Sincerely,



Jonathan Turner

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
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