



November 24, 2025

Development Hearing Officer  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
[www.consensusplanning.com](http://www.consensusplanning.com)

Dear Development Hearing Officer:

The purpose of this application is to request approval of a preliminary/final plat for a Minor Subdivision of the property and a Sidewalk Waiver to omit the requirement of a 5-foot public sidewalk and the 4' to 6' landscape buffer as required by Section 7, Table 7.2.29 of the Development Process Manual.

The subject property is located at 4732 Westward Lane NW within the Quaker Heights neighborhood just west of Coors Boulevard. The property owner wishes to subdivide the existing 1.24-acre site, located west of Northern Trail at the dead-end of Westward Lane, to facilitate future development of the property. The owner's intent is to subdivide the existing tract into three new parcels, as shown on the attached plat. The existing tract currently contains a single-family home and is conforming. The proposed subdivision of the existing parcel creates three new tracts, lot 4-A, lot 4-B, and lot 4-C, which will each have a total lot area of .4238, .2114 acres, and .4242 acres, respectively.

The property is located within an Area of Consistency as designated in the Comprehensive Plan. The site is not located within the boundaries of a Character Protection Overlay zone, nor does it fall within a Comprehensive Plan Center or Corridor area as shown on the attached Zone Atlas map.

Enclosed with the application documents is the preliminary/final plat, which is in compliance with the standards of the Integrated Development Ordinance (IDO) and all relevant regulations of the Development Process Manual (DPM). Also enclosed is a justification letter in response to the Waiver review and decision criteria for approval as required by section 14-16-6-6(P)(3)(a). Based on this, we are requesting approval of a DHO Sidewalk Waiver and omission of the Landscape buffer.

We kindly seek your acceptance and approval of the Minor Subdivision plat, and in conjunction, a Sidewalk Waiver along the Westward Lane property boundary.

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

Sincerely,

*Jonathan Turner*  
Jonathan Turner

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA