

May 20 ,2025

Development Hearing Officer  
Planning Department, City of Albuquerque  
600 Second St NW  
Albuquerque, NM 87102

RE: Application for Preliminary Plat for  
the subdivision of  
3017 11<sup>th</sup> Street NW

Dear DHO Chairs and Staff,

We are requesting a Preliminary Plat review for the subdivision of the single half acre lot located at 3017 11<sup>th</sup> Street NW into two lots. We anticipate that both lots will meet the area requirements provided in the IDO for residential lots in the R1-D zoning district. We do not anticipate any requests for variances. The lot does not appear to be located adjacent to sensitive lands as described by IDO Section 5-2(C).

Since our Sketch Plat meeting with the DRB, we have made several changes to the configurations of the two lots. These changes include the creation of a shared access driveway which meets the 2021 IFC requirements for a Fire Apparatus Access Turnaround. This reconfiguration moves the shared access drive away from the existing storm water inlet which will now be avoided. We believe that the lot configurations and areas continue to meet the requirements of the area of consistency as described in the IDO.

We have received an approved and updated water availability statement from ABCWUA. We have also made application to the Office of Neighborhood Coordination and have emailed notice to the neighborhood representatives listed in the provided Neighborhood Contact Information list.

Included in this application are the following: The DHO application for a Minor Plat; the Preliminary Plat, Form PLT, Form S2, proof of notification to the neighborhood associations, and a preliminary grading plan.

We appreciate the opportunity to work with the DHO again and look forward to your comments, concerns, and directions.

Sincerely,

J. David Hickman,  
Architect

