



S. R. Marmon Neighborhood Association
P. O. Box 7434
Albuquerque, New Mexico 87194

www.srmna.org

6 January 2025

Mr. Robert Lucero, Esq.
Development Hearing Officer
City of Albuquerque Planning Department
600 Second Street NW
ABQ NM 87102

Re: PR-2023-008674

Dear Mr. Lucero:

Tierra West, L. L. C., acting as agent for property owner Butterfly Holdings, L. L. C., indicates that no front wall variance is required for the front wall facing Miami Road NW because the property is zoned MX-T. Both the 2022 and 2023 IDO indicate that the maximum wall height for low-density residential development in a mixed-use zone is three feet if within 10 feet of the lot line abutting the street and six feet if farther away. The required 8-ft wall exceeds these heights and requires the owner/agent/developer to seek a variance. Please see Table 5-7-1 Maximum Wall Height on page 322 in the applicable IDO and page 326 in the 2023 IDO.

Per the IDO, a variance is required for the wall that has been constructed along Miami Road NW. Per the submitted plan, this wall is a front wall and violates city ordinance. The applicant has failed to comply with all conditions of approval for the preliminary plat.

Sincerely,

The S. R. Marmon Board of Directors
(electronically approved)

info@srmna.org

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