

September 19, 2025

Development Facilitation Team
City of Albuquerque
Via email; plandrs@cabq.gov

Re: Sketch Plat Review – 8901 & 8921 Modesto Ave NE,
Lot 19 & 20, Block 17, Tract 1, Unit 3, North Albuquerque Acres
Sketch Plan Review, 8901 Modesto Ave NE

Dear Facilitation Team Members:

I'm submitting this application for sketch plat and sketch plan review on behalf of myself as applicant/owner. There is no intention to subdivide or to modify existing parcel boundaries for the two existing lots referenced above. However, I have been told that dedication of right-of-way may be required as a condition of building permit approval for existing lots within North Albuquerque Acres. I also understand that there may be public infrastructure required. Accordingly, I'm submitting this application in order to help define the requirements for building a home on Lot 20. There are no plans in the foreseeable future for development on Lot 19. However, since I own both lots, it makes sense to accomplish the required right-of-way dedication via a single platting action.

I'm requesting approval to defer construction of the infrastructure improvements and tie the IIA for required infrastructure for Lot 20 to the "Site Plan Administrative" that is required for that lot. That approach will allow for both of the subject lots to be platted now, but for the IIA to be only for the lot planned to be developed. This approach should be acceptable since this plat is not creating any new lots, and since future development of Lot 19 will require a "Site Plan Administrative" at which time the IIA for frontage infrastructure for that lot can be established.

Furthermore, if this approach is acceptable, then the subsequent platting action should be a minor plat since the infrastructure is not tied to plat, but rather to the site plan.

Lastly, I'm also submitting a Sketch Plan for the proposed improvements on Lot 20.

Please confirm the acceptability of the above described approach and advise of requirements to consider prior to submitting preliminary or final plat and prior to submitting the Site Plan Administrative.

Sincerely,

 Digitally signed by Bruce Stidworthy
Date: 2025.09.19 13:41:04-06'00'

Bruce Stidworthy, PE
