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August 6, 2025

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Resubmission for Proposed Minor Subdivision Plat for the N'ly Port. Tract 43, Alvarado Gardens; Lot 6, Boulevard Gardens Subdivision; Tract 16A1, MRGCD Map No. 34

Development Hearing Officers and Facilitation Team Members:

Cartesian Surveys is acting as an agent for, TGG LLC and Kirsti Reed, the owners for the below properties, and we request a renewed sketch plat review to subdivide existing Northerly Portion of Tract 43, Alvarado Gardens with portions of Tract 16A1 of MRGCD Map No. 34 into seven new lots and a new Tract. The new Lots and tract will have existing improvements demolished for a new development project. The existing lots are zoned R-A, and variances from lot sizing standards for the proposed lots were approved at the ZHE on January 1, 2024 under VA-2023-00223. See attached notice of decision documents.

Lot 6 of Boulevard Gardens will receive a portion of said Tract 16A1 as well. Lot 6 has an existing residence which will remain. Lot 6 will improve in size with the platting action so we feel like the sizing should be treated as non-conforming.

The remainder of Tract 16A1 will become Lot 6-B, which will be deeded over to MRGCD for their use. It is unclassified and so we don't expect a sizing issue like the zoned lots have had.

The sketch plat review was initially held June 5, 2024 under PS-2025-00092 and comments from that meeting are addressed below:

ABCWUA

1. Please place a Request for Availability online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Infrastructure improvements are anticipated and will need to be included on an infrastructure list.
3. Please provide a utility plan showing all dimensions and easements.
4. Each lot shall have separate water and separate sanitary sewer services.

Noted, water and sewer lines are to be provided within a public water and sanitary sewer easement [5] which is typically 29 feet wide to correspond to the private access drive for the 5 lots created. See site sketch attached.

Code Enforcement

1. Property is located within the R-A zone and must meet all dimensional and setback standards of IDO 5-1(C), Table 5-1-1.

- Minimum lot size is 10,890 sq ft

- Minimum lot width is 75 ft

Anything less would require a Variance be obtained, as per IDO section 6-6(O).

2. Property is located within the Rio Grande Blvd Overlay zone, CPO-11, and must meet all development and, if applicable, additional setback or dimensional standards.

- Front Setback for this property from the right-of-way on Rio Grande is a minimum of 25 ft.

3. Property is located within an Area of Consistency, and is subject to the Contextual lot size standards, as per IDO 5-1(C)(2). We will need to conduct additional review prior to providing the contextual lot size calculations, due to some unique characteristics of the neighborhood. ***It is likely that a Variance may be required to the contextual lot size, due to multiple smaller lot sizes in the neighborhood.***

4. There are two options for Low Density Residential development which may enable you to conduct a similar pattern as shown: Cottage Development 4-3(B)(4) or Cluster Development, IDO 4-3(B)(3). I believe your proposal may most closely fit into the Cottage Development requirements.

5. Code Enforcement has no further comments at this time.

Noted, ZHE variance from lot sizing was approved on January 1, 2024 under VA-2023-00223. See attached Notice of Decision.

Parks and Recreation

- Parks and Recreation has no comments

Noted

Hydrology

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to Preliminary Plat approval.

- Infrastructure List will be needed with the Preliminary Plat.

Noted, approved conceptual grading and drainage plan was approved June 27, 2025 under Engineer stamp date June 24, 2025.

Transportation

1. Rio Grande is a Minor Arterial and requires a 6' sidewalk with a 5' to 6' landscape buffer. Please provide a diagram dimensioning existing sidewalks and buffers.

Noted, existing sidewalks are 5 feet wide and buffer area is

2. The width of the Private Way you have shown meets requirements of the DPM, but per the DPM you will need to provide a 5' sidewalk along one side of the way.

Noted, our client intends to provide a 5ft stabilized trail with direct access to each residence's patio within easement [4] to better accommodate pedestrian traffic and future property owners.

Planning

Planning Defers to code enforcement for review of applicability of contextual lot size standards.

Noted, see approved Variances from lot sizing standards approved at the ZHE on January 2nd, 2024 under VA-2023-00223. See attached Notice of Decision.

Please confirm the length of driveways

See provided site plan for driveway dimensions.

Thank you for your consideration,
Ryan J. Mulhall