

Re: Lot Split Justification

For: PR-2024-010818 (2019 Rio Grande Blvd NW, 87104)

To whom it may concern,

We're in the process of submitting a replat request to split an existing single family home lot located at the above address into two – one which will still include the existing home and a second lot for a future single family home in an area that's currently sitting empty. A variance was granted by the ZHE on March 5, 2025 (special exception #VA-2024-00339) with respect to the average lot width, given the usual shape at the back of the lot.

Beyond that, it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Thank you,

Amber Kennington