

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

February 3, 2024

Development Review Board  
City of Albuquerque

**Re: Prelim/Final Plat for Minor Subdivision of Lots 5 and 6, Block 2 of Apodaca-Griego & Rafael Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for Diana Sandoval, the owner by real estate contract for the below parcel, and we request a sketch plat review to subdivide existing Lots 5 and 6, Block 2 of Apodaca-Griego & Rafael Addition into one new lot.

Our client's property is vacant and zoned for a single-family residence (R-1A). Our plat looks to eliminate the interior lot line between the two parcels. We have an alleyway of deficient width in the rear so we know we request a determination from the DHO to allow that to remain as-is.

**ABCWUA**

1. No objections however, any unused water service will need to be properly abandoned.

Noted

**Code Enforcement**

No comments provided at sketch

**Parks and Recreation**

No comments at this time.

**Hydrology**

• Hydrology has no objection to the sketch plat action.  
• Prior to submitting for a Building Permit for any site upgrades, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

## Transportation

1. Jesus is classified as a local road and requires 5' sidewalks with 4' to 6' landscape buffers. If you are unable to provide this you request a waiver through DHO.

Noted, client has installed sidewalk along existing roadway and dedicates additional right-of-way for landscaping buffer area.

2. The alley at the west side of the property is 16' where alleys are required to be 20'. Right-of-way dedication is required. You may request a determination to keep the alley at its existing width

Noted, we request a determination to allow the existing alleyway width to remain 16ft, given the existing fencing, walls, and other improvements which would make this historically developed area a burdensome and anomalous area if widened.

## Planning

♣ Confirm this "unclassified" portion of the street has been vacated.

MRGCD confirmed they have no interest in the right-of-way, and provided documents at sketch showing the conveyance for the area.

♣ The subject property is subject to section 5-1(C)(2) of the IDO, Contextual Residential Development in Areas of Consistency. Based on the analysis performed for the site, the minimum allowable lot size is 0.12-acres and the maximum allowable lot size is 0.20-acres, with the *proposed* lot size of 0.1373-acres being within the allowable lot size range.

Noted

Thank you for your consideration,  
Ryan J. Mulhall