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April 3, 2025

Development Facilitation Team
City of Albuquerque

**Re: Sketch Plat for Proposed Minor Subdivision Plat of Tracts 245-B and 261-B-1,
MRGCD Map No. 38**

Members of the Board:

Cartesian Surveys is acting as an agent for Patricia M. Baca, Trustee for Rudolph L. Baca Living Trust, the owner for the below tracts, and we request a sketch plat review to subdivide existing Tracts 245-B and 261-B-1 of MRGCD Map Number 38 into two new tracts.

Our client's property has an existing six-plex, as well as three residences on Tract 245-B, and an asphalt parking lot on Tract 261-B-1. The properties are zoned R-1 on the west (for the six plex) and mixed use – low intensity (MX-L) on the east (3 residential structures).

Our plat is court ordered to separate the six-plex from the residential lot to the east, and so while we are separating these portions, we would like to consolidate the six-plex portion with its parking lot if possible.

Would you please review and let us know what the steps forward for the intended lot line adjustments?

Thank you for your consideration,
Ryan J. Mulhall