

May 9, 2025

Planning Department
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

RE: Tracts 209-A-1, 209-A-2, and 208-B-1-B, MRGCD Map 31
Subject: Sketch Plat

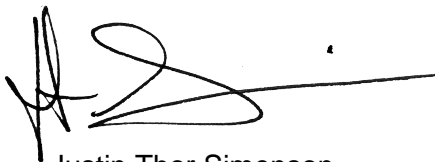
Isaacson & Arfman, Inc., as agent for Steven Finch, (the Developer) hereby request a sketch plat review for the proposed replat of 3 existing lots into 3 proposed lots. The properties are currently zoned R-A and the developer intends to keep the existing zoning.

The developer intends to keep the existing residential buildings on the existing Tracts 209-A-1 and 208-B-1-B. The existing residence on the existing Tract 208-B-1-B does not meet the current R-A minimum requirements. However since these are existing conditions and the developer is not able to adjust the lot lines to bring the setbacks into conformance, we ask that the building be identified as legal no-conforming and allowed to remain. The residence developer is willing to remove portions of the buildings that are not historic and/or original to the lot if the plat is approved. As shown on the attached Sketch Plat exhibit, the proposed lot sizes and dimensions meet the minimum required by R-A zoning.

Due to the minor lot line adjustments and that no major infrastructure is required, we anticipate our next step to be a Minor Preliminary/Final Plat application to DHO.

Thank you for your consideration on this matter and we are poised to provide additional information upon your request.

Sincerely,
Isaacson & Arfman Inc.



Justin Thor Simenson