



April 15, 2026

Development Hearing Officer  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Jesse Martinez and Linda Martinez, respectfully requests your review and approval of the proposed Minor Preliminary and Final Plat Application for the location of , legally described as **Lots 7 through 10, Block 2, West Park Addition**, containing approximately .3444 acres.

The applicant intends to create two (2) lots from four (4) lots as shown on the plat. The proposed legal description for the new Lots will be **Lots 8-A 10-A, Block 2, Westpark Subdivision**. In addition, the applicant is requesting a Development Hearing Officer (DHO) determination of 3.35' to the Landscape/Buffer Zone requirements, established in Table 7.2.29 of the Development Process Manual (DPM).

Specifically, the application request consists of the following:

**Minor Subdivision Application:**

The property owners intend to create two lots from four existing lots. No easements are proposed with this plat application. The property is zoned R-1(A) and according to sketch plat comments provided on December 10, 2025, the proposed consolidation of lots will meet Contextual Standards established for the immediate area, as identified within the Integrated Development Code (IDO). The subject area is not within an Overlay Zone, also identified in previous comments.

The proposed Minor Preliminary and Final Plat meets Section 6-6(K)(3) of the IDO since all of the comments have been addressed and comply with all applicable provisions of the IDO, the DPM, other adopted City regulations. All conditions specifically applied to this approval will be addressed prior to the recording of the plat.

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### **DHO Determination to Landscape/Buffer Zone Requirements**

The applicant is also seeking a DHO determination from the 4'-6' wide Landscape/Buffer Zone which is expected to be constructed between the curb and the sidewalk along New York Ave SW. New York Ave was constructed prior to the adoption of the 2020 DPM and does not meet street width requirements to accommodate all the elements that are preferred for a street, as identified in Street Elements Table 7.2.29. This portion of New York Ave maintains a 3.35' wide landscape/buffer zone and is lacking .65' of landscape/buffer zone. The site is used for residential purposes and has ample space to provide landscape within the front yard to create a buffer between the dwelling and the street.

### **Infrastructure List**

The proposed request does not require any infrastructure improvements; therefore, an infrastructure list has not been provided.

### **Neighborhood Association Notice**

Information provided by the Office of Neighborhood Coordination demonstrates two neighborhood associations adjacent to the subject site. Notices to affected neighborhood associations have been sent in compliance with requirements within the IDO. Any discussion with adjacent neighborhood associations will be available at the DHO meeting.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC