

December 5, 2025
 Version 1

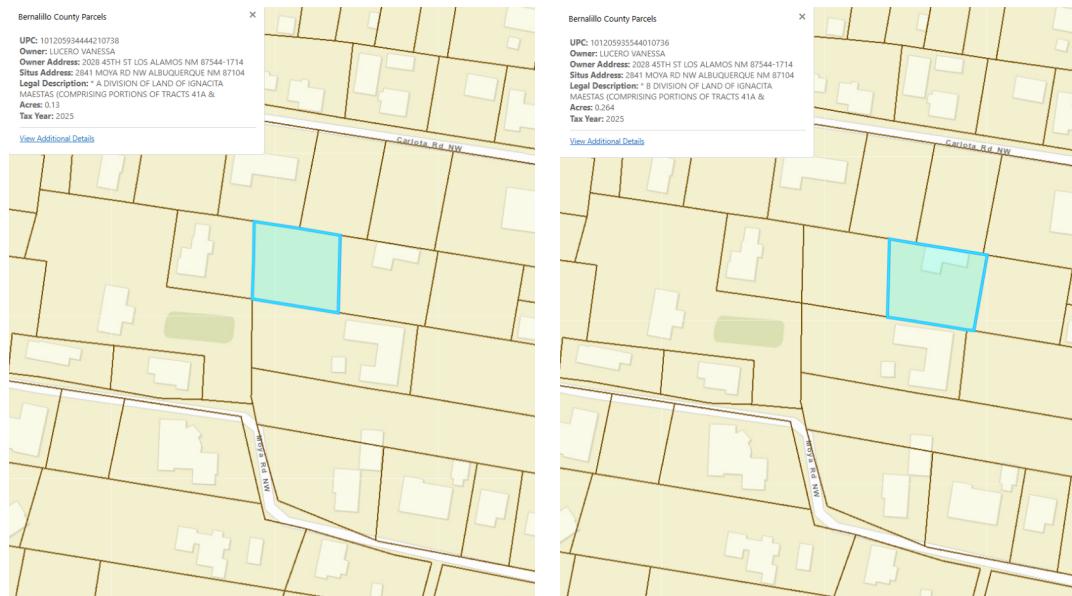
Attention: Planning Department, Development Hearing Officer

Re: Justin Rawls Residence
 2841 Moya Road NW,
 Albuquerque, NM 87104

Sketch Plat.

Dear Planning Department:

We are writing on behalf of our client, Justin Rawls that owns Tracts 41A and 41B, of the Land of Ignacita Maestas. The two parcels are accessed from Moya Road NW on the south. The client would like to eliminate the internal lot line between the two parcels to allow for the proposed residence to located in the optimal location.



Full Legal description are as follows:

A DIVISION OF LAND OF IGNACITA MAESTAS (COMPRISING PORTIONS OF TRACTS 41A & 41B).

Water and Sanitary Sewer has already been extended to supply services to the prior residence for 2841 Moya Road NW. The services are located on the western side of the site.

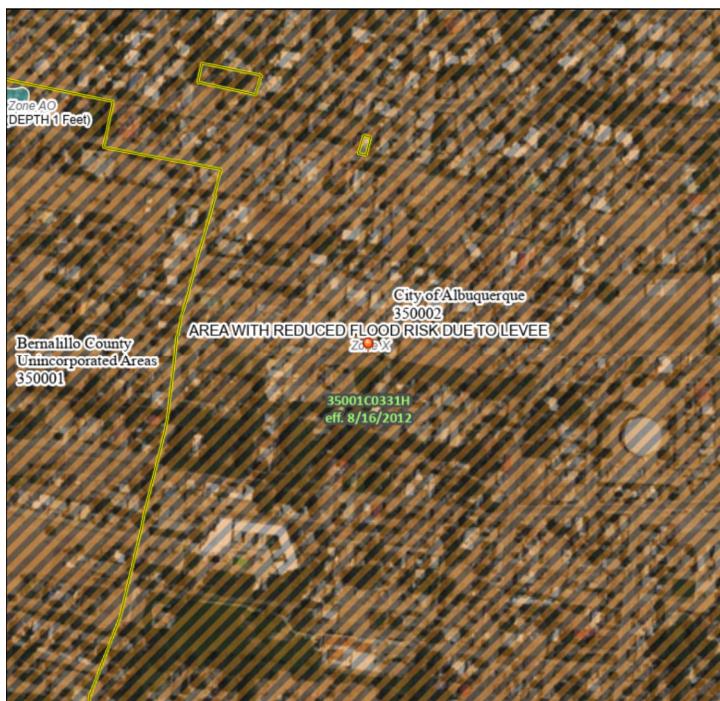
We understand that a Grading and Drainage Plan will be required with the project.

Power is available from overhead power line along the northern property line.

Access to the property is through Tract 34A4B, 33C1B and 34A4A1 from Moya Road NW.



Aerial obtained from Google Maps.



This parcel is within an Area of Reduced Risk due to Levee.

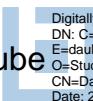
We are attaching the Sketch Plat documents prepared by Harris Surveying for your review.

Thank you for your consideration. We look forward to hearing from you.

Please do not hesitate to contact me on my cell (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube



Digitally signed by David A Aube
DN: C=US,
E=daube@studioswarch.com,
O=Studio SW Architects,
CN=David A Aube
Date: 2025.12.08 10:22:30-07'00'

David Aube

CC: G:\Dave A\Proposals\RM-MCT\Justin Rawls\Justification Letter Sketch Plat DHO 12-5-25 V1.doc

