

December 18, 2025

DFT Members
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Sketch Plat Application

To Whom It May Concern:

Isaacson & Arfman, Inc. acting as agents for the developer of the above referenced site located at the northwest corner of Yucca Drive and Bluewater Road is submitting an application for a sketch plat.

The developer is planning to subdivide the existing one lot into eleven single family lots. The proposed 11 lots will consist of three tri-plex building and one duplex building with zero-lot line setbacks along the side yard. The lots will have vehicular access from the west with a new private alley (via Loma Hermosa Place) and pedestrian access from the east to Yucca.

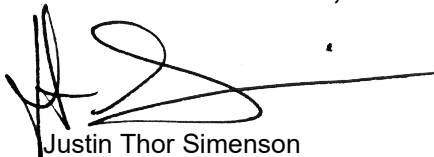
Please see below for the request for information:

- Will the subdivided lots with areas as shown on the sketch plat comply with the contextual standards (if applicable)?
- Will a tribal meeting be required?
- Please verify that the MX-L zoning allows for "zero lot lines" for the sideyards.
- Are the existing alley ways adjacent to the property owned by the City? If so, do they require improvements?
- What are the roadway, sidewalk, and landscape improvements required for Yucca, Bluewater, and Loma Hermosa Place?

If you have questions regarding this submittal, please email me at thors@iacivil.com.

Thank you.

Sincerely,
ISAACSON & ARFMAN, INC.



Justin Thor Simenson