

To: City of Albuquerque Zoning/Planning Division

From: Matt Rau, Property owner 747 Fairway Rd. Albuquerque NM, 87107

Re: Replat to incorporate my two lots into one

On November 20th, 2025, my wife and I purchased a new home for our family that is located at 747 Fairway Rd in Albuquerque. The home sits on an oversized lot measuring .94 acres. During the negotiation of the sale, we were provided with a survey and a copy of the deed that showed the boundary of the entire property.

Part of our vision for the property was to build a large garage on the back, North, side of the property. After we closed, I began work on assembling the required plans and information needed to apply for a permit to do this project.

As part of the site drawings, I wanted to be sure I had interpreted the setback requirements for the zoning regulations for my property. I visited the zoning department downtown to verify those setbacks. During that conversation I was told that my back area was a separate lot and because of the zoning type, R1, that I could not build an accessory building where there was no primary residence.

The advice I was given was to replat the property and combine the two lots into one. This would allow me to build the garage that we had envisioned.

Attached in my application package is the survey, site plan, and the zone atlas map of the property.

Please let me know if you need any further information or details.

Thank you for the help.

Matt Rau

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