ARCH+PLAN

Land Use Consultants

Albuquerque NM

April 24, 2018

Kym Dicome, Chair

City of Albuquerque

Development Review Board

600 2nd St NW

Albuquerque NM

**RE: TRACT 3-A, NORTH SECOND STREET BUSINESS CENTER**

**PROJECT #1004919/ 17DRB-70305**

Ms. Dicome and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat review was on the November 8, 2017 DRB agenda.

The property owner would like to create one (1) lot from existing Lots 1, 2 and 3, North Second Street Business Center. Proposed Lot 3-A is to be 2.96± acres on property zoned M-1.

The plat also includes the vacation of private common access easements as reflected on the plat.

Subject to §14-14-7-2 Vacation of Public Rights of Way, Private Ways and Easements, specifically to (B) The vacation of public rights of way, private ways, or easements, whether by new plat, plat amendment, or request to vacate, may be approved when it is determined that:

1. *The public welfare is in no way served by retaining the private easements.* Historical and existing development never incorporated the need or use for these easements as the subject property has been the site of A Class RV and Boat Storage for many years. The subject property has functioned as one business with the intent of doing the same with proposed use as a self storage facility and will not affect the public welfare with the vacation of the private easements.
2. In addition subject to (3) *There is no convincing evidence that any substantial property right is being abridged against the will of the owner of right.* The property owner is seeking through this process to formally allow the subject property to function as one lot with one use instead of three lots with one use. No substantial property right is being abridged against the will of the owner in that these private easements have never been incorporated into existing and will not be needed for proposed development, which is supported by the property owner.

Existing parcels, are currently developed with businesses that include RV self storage and a contractor to be removed and replaced with a self storage facility.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.

Thank you for your time and consideration of the proposed application.

Sincerely,

Derrick Archuleta, MCRP

Principal