

May 30, 2025

Development Hearing Officer (DHO)
City of Albuquerque
Plaza del Sol, 600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
SUNSET GARDEN APARTMENTS
TRACT 52 UNIT 2 ATRISCO GRANT**

Dear Development Hearing Officer,

Tierra West, LLC, on behalf of Two Rivers, LLC, is submitting a request for a Major Subdivision Preliminary Plat approval for a new multi-family apartment complex, located along the south side of Sunset Gardens Rd between 86th Street and 82nd Street. The tract is zoned MX-L which permits this type of use. A preliminary site plan is attached showing the orientation of the buildings in relation to the existing roadways and property lines.

The plan is to develop two 3-story buildings, 38 feet high, and 191 total units. Primary access to the property will come from Sunset Gardens Rd, with a secondary/fire emergency access on 82nd Street. The three property street frontages of Sunset Gardens Rd, 82nd Street, and 86th Street currently do not have any curb/gutter and sidewalk. These will need to be installed with the development. Sunset Gardens between 82nd Street and 86th Street is currently 23 feet wide, this will also need to be widened with the development to be 40 feet wide to match the existing roadway section west of 86th Street and east of 82nd Street.

The NW and NE property corners currently encroach onto where the proposed public curb ramps are being proposed. A replat of dedicating public right-of-way will be required so that all public improvements (sidewalk, curb/gutter, and curb ramps) are outside of the property lines. Since there will be an infrastructure list required for these public improvements, we would prefer to tie that list to the replat instead of the site plan, hence this preliminary plat submittal. A traffic scoping form was completed and submitted to the City Transportation Department where it was confirmed that no traffic study would be required.

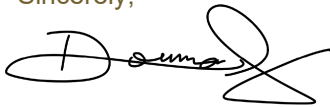
Per IDO Section 14-16-6-6(L)(3), an application for a Subdivision of Land – Major shall be approved if it meets the following criteria:

6-6(L)(3)(a) – A preliminary plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

RESPONSE: All proposed infrastructure for access to property, traffic circulation, ADA requirements, and fire emergency accessibility meets the City requirements, which has been determined through a Traffic Circulation Layout approval as well as a Fire 1 Plan approval. Grading and Drainage of the site has also been preliminarily approved through City Hydrology, with fine grading details only needed for approval in order to obtain building permit.

We request approval of this preliminary plat application in order to move forward with the next steps in the development of the property for a multi-family apartment complex. If you have any questions, please feel free to contact me at (505) 858-3100 or dsandoval@tierrawestllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Sandoval', with a stylized flourish at the end.

Donna Sandoval
Planner

JN: 2022028

RRB/In/