

April 7th, 2025

Development Facilitation Team City of Albuquerque Plaza del Sol, 600 2nd St NW Albuquerque, NM 87102

RE: REQUEST FOR SKETCH PLAT REVIEW AND COMMENT SUNSET GARDEN APARTMENTS
TRACT 52 UNIT 2 ATRISCO GRANT

Dear Development Facilitation Team,

Tierra West, LLC is re-submitting a sketch plat for review and comment for a new multi-family apartment complex, located along the south side of Sunset Gardens Rd between 86th Street and 82nd Street. This resubmittal is due to the expiration of the approved Preliminary Plat dated June 28, 2023 (PR-2018-001681 _ SD-2023-00106).

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. A traffic scoping form has been completed and submitted to the City Transportation Department where it has been confirmed that no traffic study will be required.

If you have any questions, please feel free to contact me at (505) 858-3100 or dsandoval@tierrawestllc.com

Sincerely,

Donna Sandoval Planner

JN:2022028 RRB/ln/ds