



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-003092

Application No. SD-2021-00089

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 6-11-2021 HEARING DATE OF DEFERRAL: 6-9-2021

SUBMITTAL

DESCRIPTION: Revised exhibit, updated justification letter, rescinded objection letter from Ridgcrest Christian Church to

be added to the record.

CONTACT NAME: Ronald R. Bohannon

TELEPHONE: 505-858-3100 EMAIL: rrb@tierrawestllc.com

JWN

TIERRA WEST, LLC

June 10, 2021

Ms. Jolene Wolfley
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC ALLEYWAY
1425 SAN MATEO SE ALBUQUERQUE NM 87108
LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST**

Dear Ms. Wolfley:

Tierra West, LLC on behalf of SSCW LLC, requests approval of the vacation of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd. The proposed public alleyway to be vacated is 3600 sf. (18 linear feet x 200 feet wide).

A deferral from the June 9th DRB hearing was requested to address comments received from an adjacent owner. Previously, a proposed 28" turnaround was to be added for fire/emergency access but due to an objection by the Ridgecrest Christian Church the turnaround has been removed. In its place, two gates with knock boxes were added, one at each end of the alley for fire/emergency access. A letter from the Ridgecrest Christian Church rescinding their objection is attached to be added to the record. A new exhibit is also attached for your review.

The alley way was developed with the original development prior to the adoption of the 1976 zoning code. As such the alleyway and access enters San Mateo at an acute angle and creates a public safety hazard for vehicles entering and exiting San Mateo. The primary intent of the portion of alleyway that will remain is to service the balance of the properties to the west. The vacated portion of the alleyway will be incorporated into the adjacent old car wash on the north and the buildings south of the alleyway to start a redevelopment of that portion of the existing commercial uses. The intent is to create a complete service center for the area. The vacated area will allow for the current use for the Suds Carwash directly north of the alleyway.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



For: Ronald R. Bohannon, P. E.

Enclosure/s

cc: Mr. Rick Voccio, PRAC LLC

JN: 2019040
RRB/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
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GATE W/KNOX BOX
FOR FIRE ACCESS

ALLEY TO BE VACATED
3600 SF (18x200)

GATE W/KNOX BOX
FOR FIRE ACCESS

RIDGECREST DR

SAN MATEO

ALLEY VACATION EXHIBIT
3-16-21

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100