



DHO Officer  
February 3, 2025  
Development Hearing Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SUBDIVISION MINOR - DHO for TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE  
ZONE ATLAS PAGE: M-10-Z**

Dear **Development Hearing Officer,**

Tierra West LLC on behalf of SANPREVEST, LLC respectfully requests a Subdivision Minor - DHO Review for a subject site legally described as **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE**, located at 9201 San Mateo Blvd 87113. We seek to subdivide the existing tract as described above into two parcels. The eastern portion, which includes the existing structure, will be utilized as a light-manufacturing, warehousing, and associated offices. The westerly portion consists of a parking lot and flight tether area, which will likely remain as such. Included in the re-plat we are including the two 20' storm drain and 20' sanitary sewer easement that have already been recorded. We are proposing an additional 20' fire access easement, blanket drainage easement covering the entire TRACT 1-A-1-A-2, public sidewalk access easement (width varies), additional 25ft of public drainage easement, and dedicated ROW (width varies). Additionally, we are concurrently seeking approval for a Site Plan - Major Amendment, which is being reviewed by the Development Facilitation Team.

#### **Site Information**

The subject site is comprised of approximately 59.70 acres and is currently zoned NR-LM, Non-Residential – Light Manufacturing. The proposed development includes new uses on the easternly portion including light manufacturing, warehousing and 3.80% office space. The westerly portion of the lot includes a potential subdivision and subsequent sale.

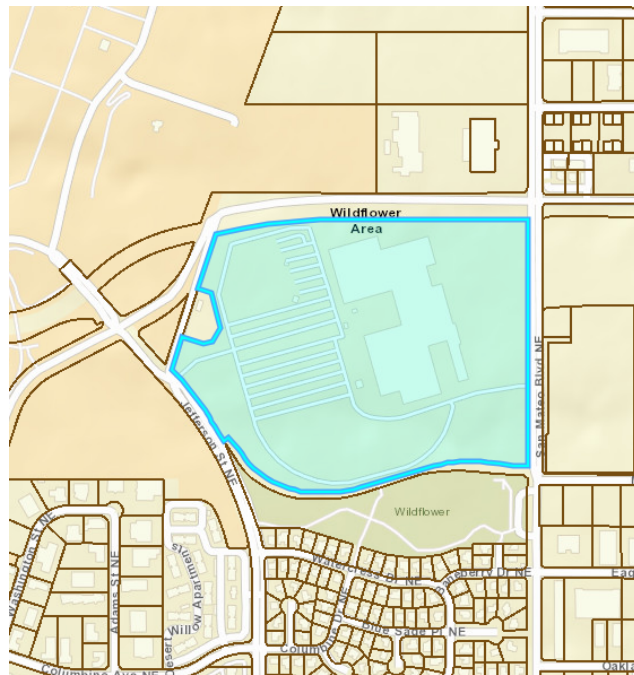


Figure 1: Subject Site

### Existing Zoning and Land Use

The subject site is zoned NR-LM (Non-Residential – Light Manufacturing) and is surrounded by various zoning and land use intensities. To the North of the subject site are parcels zoned NR-LM (Non-Residential – Light Manufacturing) and include office and light industrial uses. Northwest and west of the subject site are parcels zoned NR-PO-A (City-owned or Managed Public Parks) which is used for Balloon Fiesta Park events and activities. Directly abutting the southern boundary of the subject site is a parcel zoned NR-PO-A (City-owned or Managed Public Parks). Beyond the park to the south are lots zoned R-1C (Single Family) which are developed with Single-Family residential dwellings. East of the subject site are parcels zoned R-MH (Residential – Multi-Family) and NR-LM(Non-residential – Light Manufacturing).

Surrounding Zoning and Land Use		
NORTH	NR-LM	Industrial / Offices
EAST	R-MH, NR-LM	Multi-Family / Industrial
SOUTH	R-1C, R-MH, NR-PO-A, NR-LM	City Owned Park / Single-Family, Residential
WEST	NR-PO-A, NR-LM	

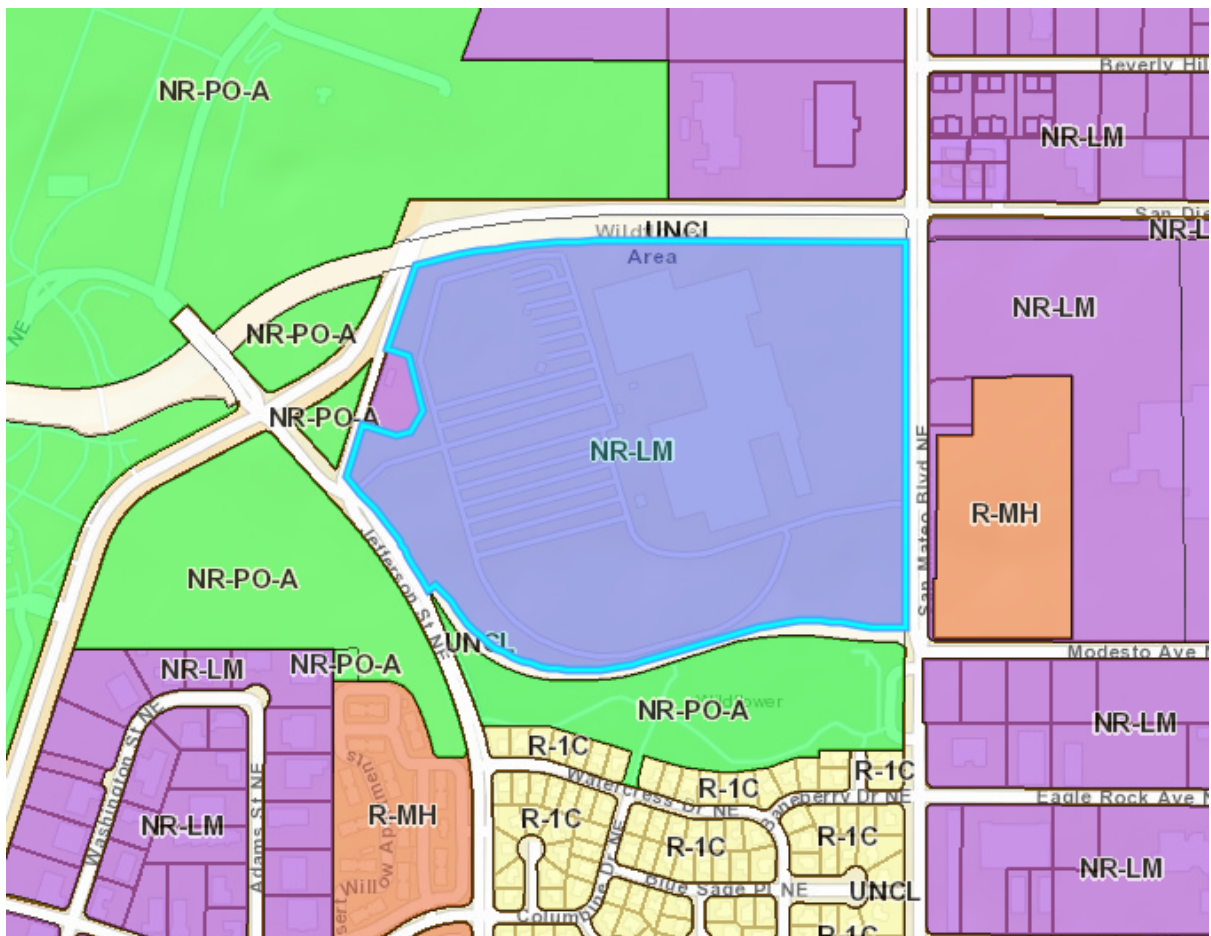


Figure 2: Zoning

### Justification

The request meets the criteria for a Subdivision of Land Minor as outlined in IDO 6-6(K)(1). See figure 3 below, which shows the proposed subdivision.

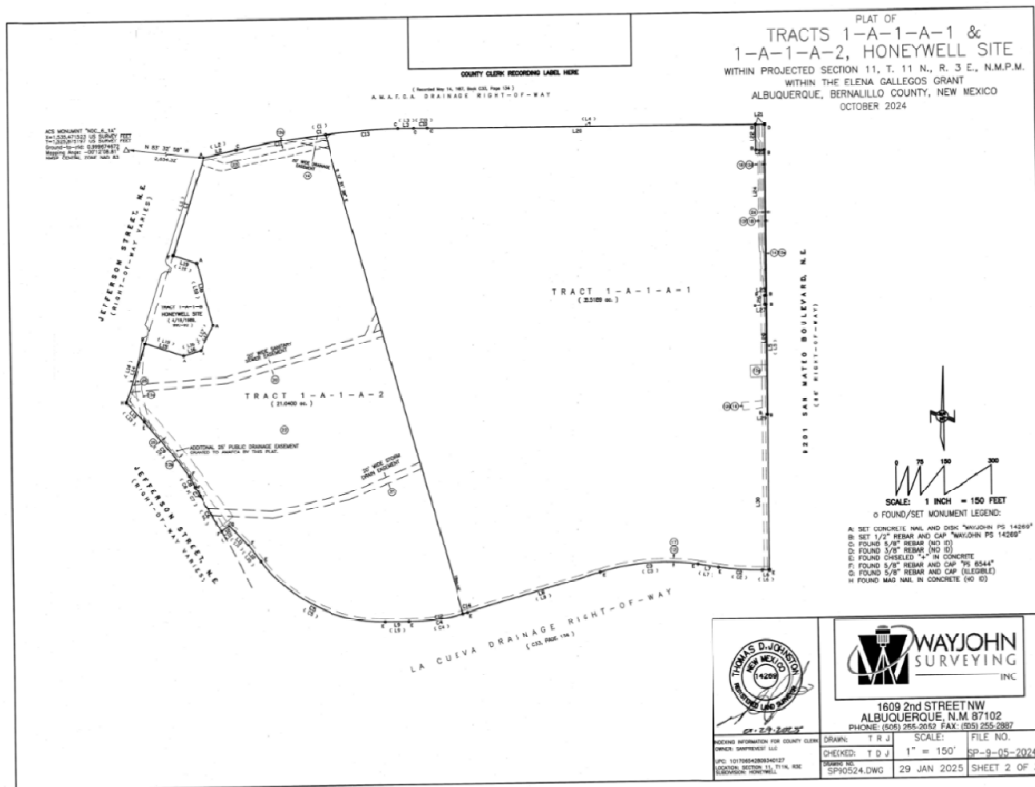


Figure 3: Proposed Subdivision

The proposed subdivision will create two tracts from the existing tract. The two 20' storm drain and 20' sanitary sewer easement have already been recorded. We are proposing an additional 20' Fire Access Easement, blanket drainage easement covering the entire TRACT 1-A-1-A-2, Public Sidewalk Access Easement (width varies), additional 25ft of public drainage easement, and dedicated ROW (width varies).

The request meets the review and decision criteria as outlined in IDO 6-6(K)(3) Review and Decision Criteria as outlined below:

### 6-6(K)(3) Review and Decision Criteria

*An application for a Subdivision of Land – Minor 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.*

The requested Subdivision Minor complies with all provisions of the IDO, DPM and other adopted city regulations. We have submitted a Site Plan – Administrative (DFT), which is currently in review and will further ensure compliance with City rules and regulations.

### Conclusion

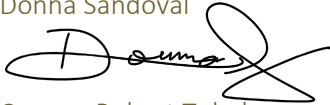
The proposed Subdivision Minor request meets all relevant criteria, ensuring compliance with the IDO and City regulations. Given the site's zoning, surrounding land use compatibility, and ongoing review

under the Site Plan process, this request should be approved. The subdivision will contribute to the economic activity of the area while maintaining harmony with adjacent properties and uses.

We respectfully request approval of the subdivision request. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Donna Sandoval

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

Cc: Robert Toledo

JN: 2023090

DS/JL/