



July 30th, 2025

Development Hearing Officer
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

RE: MAJOR SUBDIVISION DHO - PRELIMINARY PLAT FOR 37 TRACT A SKYLINE HEIGHTS SUBD - 1.5806 ACRES

Dear Mr. Hearing Officer

Tierra West LLC is requesting a Preliminary Plat review (Major Subdivision DHO). The subject site consists of one parcel, that will be subdivided into two parcels. The subject site is located at 301 Eubank Blvd SE and is legally described as 37 TRACT A SKYLINE HEIGHTS SUBD - **Acres: 1.5806**. The subject site is currently zoned as Non-Residential – Light Manufacturing. See figure 1 below.



Figure 1: Zone Districts

Request:

As stated above, we are requesting a Subdivision DHO – Major in which we seek to subdivide the subject site into two parcels. The request is considered a Major subdivision because it did not meet the applicability requirements for Minor Subdivision, specifically IDO Section 6-6(K)(1)(3) which states that subdivisions requiring major public infrastructure are considered Major Subdivisions. The request requires major public infrastructure including sidewalk, curb and gutter, and water.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of 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.*

The proposed Preliminary Plat complies with all applicable provisions of the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other adopted City regulations.

Additionally, the request has gone through the City's Pre-Application Review Team (PRT) Sketch Plat process. While this process is not a final approval, it provided staff with the opportunity to review the proposal. No major issues or comments were raised during that review, which further demonstrates the proposal's alignment with the IDO and applicable regulatory frameworks.

6-6(L)(3)(b) *A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.*

Upon preliminary plat review and approval, we will ensure that all comments, conditions, and requirements are fully addressed and incorporated into the Final Plat submittal, in accordance with the approved Preliminary Plat.

Conclusion

In summary, the proposed plat complies with all applicable provisions of the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other relevant City regulations. The request has undergone preliminary review through the PRT Sketch Plat process, during which City staff identified no major issues or concerns. We are committed to incorporating all required comments and conditions in the Final Plat to ensure full compliance with the approved Preliminary Plat.

Given the demonstrated conformance with City requirements, we respectfully request that the Development Hearing Officer approve the Preliminary Plat as submitted.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized, flowing script.

Sergio Lozoya
Sr. Planner

JN: 2024052
SL