

September 10th, 2025

Development Hearing Officer
City of Albuquerque Planning Department
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

RE: MINOR SUBDIVISION AT 701 2ND ST ALBUQUERQUE NM 87102, LEGALLY DESCRIBED AS G LOTS 1 THRU 8 AND LOT 25 ATLANTIC AND PACIFIC ADDN, 0.6428 ACRES.

Dear Development Hearing Officer,

Tierra West LLC, on behalf of our client, BPL Properties LLC, requests a review of the application for a DHO – Subdivision Minor. The subject site is located at 701 2nd St Albuquerque Nm 87102, Legally Described As G Lots 1 Thru 8 And Lot 25 Atlantic And Pacific Addn, 0.6428 Acres. The site is currently zoned for Multi-family Low Density (R-ML) as shown in figure 1, below.

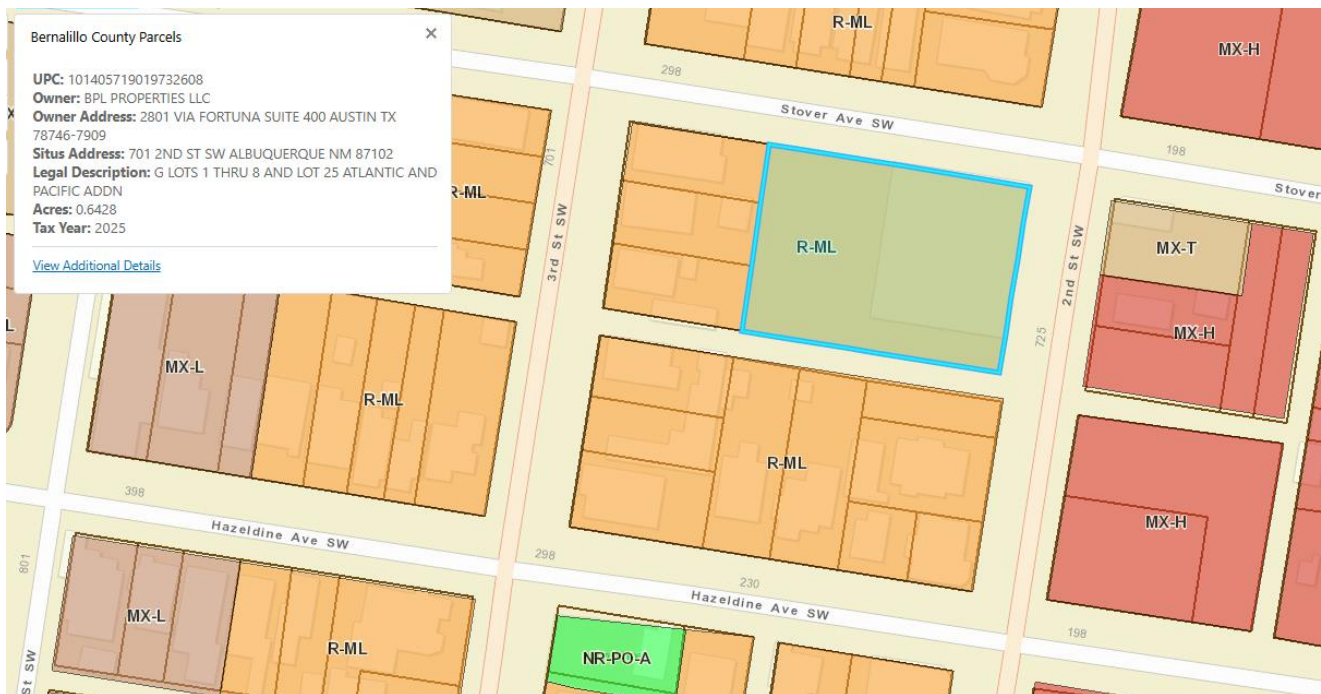


Figure 1: Zoning and Site Location

Proposed Development

The subdivision will support proposed tenant improvements and continued use as a blood services facility. Though this use is not permitted in the R-ML zone, the blood services facility existed pre-IDO (since or before 2007). The existing structure predates zoning in the City of Albuquerque as demonstrated on historic aerial imagery below in figure 2. The City's Zoning Enforcement Officer provided a determination on the nonconformity of the subject site, and will

be summarized in the following section. The letter from the Zoning Enforcement Officer shows that the prior non-conforming use can continue and summarizes the history of the use.



Figure 2: 1956 Aerial Imagery

Non-Conformance

As previously mentioned, the Blood Services facility is not permitted in the R-ML zone district. The use predates the subject sites zoning as the IDO was established in 2017. There is evidence of the use being in place as far back as 2007 through Google Street View and the facility is mentioned in the 2008 Barela's Sector Development Plan.

Based on this information, the Zoning Enforcement Officer has provided a letter/determination that this use/facility qualifies as a legal nonconforming use (IDO §14-16-6-8). The IDO allows nonconforming uses to continue, unless they have been discontinued for 2 years (IDO §14-16-6-8(C)(3)(a)).

The applicant/owner has revised the building license prior to the closing of this two-year window. As such, the applicant is moving forward with the subdivision request and building permit for proposed tenant improvements (which are happening separately from this application).

Request and Relevant IDO Section

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.

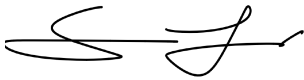
As discussed above, though the existing building/use may have nonconformity, it is a legal nonconforming use, and appropriate steps have been taken to ensure continued operation of the Blood Services Facility. The proposed subdivision meets all requirements of the IDO, DPM, and other city regulations. We have submitted necessary documentation including a conceptual TCL, conceptual Grading and Drainage Plan, and will be submitting a building permit for proposed Tenant Improvements.

Conclusion

Tierra West LLC respectfully requests approval of the Subdivision – Minor application to allow the continued lawful operation and enhancement of the blood services facility at 701 2nd Street SW.

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

Sincerely,



Sergio Lozoya
Planner
JN:2024093
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