

November 8, 2025

Development Hearing Officer
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: APPLICATION FOR VACATION EASEMENT located at 2121 Indiana Street NE, legally described as Tract E-2A1A & E-2A2A, Jeannedale Addition (being a replat of Tract E-2A1 & E-2A2, Jeannedale Addition)

PR-2022-006960, VAC-2025-00050, VAC-2025-00051, VAC-2025-00052, VAC-2025-00053, VAC-2025-00054, VAC-2025-00055, VAC-2025-00056, VAC-2025-00057, VAC-2025-00058, VAC-2025-00059

Aldrich land Surveying, Inc. (ALS), agent for City of Albuquerque, a Municipal corporation and Palindrome Properties Group, LLC, a Nevada limited liability company, and Nusenda Federal Credit Union, a Federally chartered, not-for-profit corporation, has prepared an application for minor subdivision plat (MINOR_PLT-2025-00059) for the above-mentioned tract. All the required attachments are included with the submittal.

ALS, as agent for the City of Albuquerque, Palindrome Properties Group and Nusenda Federal Credit Union, is proposing the vacation action for the following reasons:

This letter addresses comments from Planning Staff, specifically the IDO Review and Decision Criteria per IDO 6-6(M)(3) for vacation easements.

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

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

1. The first easement to be vacated (as indicated Easement “C” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00050, is a 10’ underground public utility easement, which was established in 1978. When the current transit terminal was constructed all utility lines were removed from this easement. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.

2. The second easement to be vacated (as indicated Easement “D” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00051, is a 15’ X 15’ public utility easement, which was established in 1991. This easement is in use for an existing transformer. The transformer will be removed and a new transformer will be constructed in the new transformer easement indicated as No. 1 on sheet 3 on the west side of the project along Americas Parkway per agreements with the utility companies. The utility companies have signed the plat. The existing easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
3. The third easement to be vacated (as indicated Easement “E” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00052, is a private common access easement, which was established in 1991. This easement is private in nature and was for access by City transit and Nusenda over the common drive aisle on the south side of the transit center. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
4. The fourth easement to be vacated (as indicated Easement “F” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00053, is a private cross parking easement, which was established in 1991. This easement is private in nature and was for cross parking by City transit and Nusenda over the area on the south side of the transit center. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The Nusenda site presently has adequate parking and access within its boundaries. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
5. The fifth easement to be vacated (as indicated Easement “H” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00054, is a private joint access easement, which was established in 1998. This easement is private in nature and was for access by City transit and Nusenda over the drive aisles and parking areas on the site. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The Nusenda site presently has adequate parking and access

within its boundaries. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.

6. The sixth easement to be vacated (as indicated Easement “I” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00055, is a public sidewalk easement, which was established in 2002. This easement was needed for public sidewalks outside of the right-of-way on the current transit center; however these sidewalks will be removed and relocated as part of this project. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
7. The seventh easement to be vacated (as indicated Easement “J” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00056, is an underground public utility easement, which was established in 2005. This easement is in use for an existing transformer. The transformer will be removed and a new transformer will be constructed in the new transformer easement indicated as No. 1 on sheet 3 on the east side of the project along Indiana Street per agreements with the utility companies. The utility companies have signed the plat. The existing easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
8. The eighth easement to be vacated (as indicated Easement “K” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00057, is a 10’ public utility easement, which was established in 1972. Only the portion of this easement north of the Nusenda site will be vacated. Any existing lines within the easement will be removed and relocated per agreements with the utility companies. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.
9. The ninth easement to be vacated (as indicated Easement “L” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00058, is a 10’ public utility

easement, which was established in 1998. Only the portion of this easement north of the Nusenda site will be vacated. Any existing lines within the easement will be removed and relocated per agreements with the utility companies. The utility companies have signed the plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.

10. The tenth easement to be vacated (as indicated Easement “N” on sheet two of the proposed plat) applied in ABQ-PLAN under VAC-2025-00059, is a private reciprocal common access easement, which was established in 1998. This easement is private in nature and was for access by City transit and Nusenda over the common drive aisle on both sides of the transit center. The existing transit center will be demolished as part of this project. A new ABQ Ride Transit easement will be granted in a new location as part of this project. The new easement indicated as Easement No. “2” on sheet 3 and in more detail on sheet 4 of this plat. The easement will also interfere with the construction of public buildings, parking and infrastructure needed as part of this project. The public welfare does not require for the easement to be retained because the transit center will be re-constructed as part of this project. The present grading and site plans show that there is no detriment in removing the easement. Hence our response to 6-6(M)(3)(b), the vacation of this easement will create a net benefit to the public, as this vacation will facilitate the plat being approved and allow for construction of this public project.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

1. The vacations proposed in VAC-2025-00050, VAC-2025-00051, VAC-2025-00052, VAC-2025-00053, VAC-2025-00054, VAC-2025-00055, VAC-2025-00056, VAC-2025-00057, VAC-2025-00058, VAC-2025-00059 clearly demonstrate a net benefit to the public will be possible through vacating these easements due to the construction of public buildings, parking and infrastructure for this project. The project will become an area of use an enjoyment to all the public.

Conclusion

In conclusion, the proposed vacations of the ten easements meet the applicable review and decision criteria set forth in Section 6-6 (M)(3) of the IDO. The public welfare does not necessitate the retention of these easements, as they are either unused or being replaced in a manner that preserves or enhances their intended functions. Further, the proposed development and reconfiguration of easements will yield a net benefit to the public by enabling the productive

use of underutilized area, supports commercial operations, and ensures coordinated utility and access on and to the property. The agreement between the affected property owners further affirms that no substantial property rights are being infringed. Therefore, the request is consistent with the intent of the IDO and is in the best interest of the surrounding neighborhood and the City.

Thank you very much,

A handwritten signature in black ink, appearing to read 'Tim Aldrich', with a stylized, cursive script.

Tim Aldrich, PS
Aldrich Land Surveying