

# CITY OF ALBUQUERQUE

*Tim Keller, Mayor*



PO Box 1293  
Albuquerque, NM 87103

November 24, 2025  
Updated from Oct.  
10, 2025

To: Development Hearing Officer and Planning Department Staff

**RE: Letter of Justification of Minor Plat**

In accordance with IDO Section 14-16-6-6(k)(3), the City's Metropolitan Redevelopment Agency (MRA) requests approval of a minor subdivision of land located within the City limits.

This application (MINOR\_PLT-2025-00031 / PR2022-007322) proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway MR Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. The lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that may more easily develop with the uses allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc.

More specifically, the request meets the following criteria, as required by the IDO (in bold):

- ☐ **Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.**
- ☐ **Does not require any new streets.**
- ☐ **Does not require major public infrastructure.**
- ☐ **Does not create any lots that do not front on a public or private street previously approved by the City.**
- ☐ Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan - EPC.
- ☐ Is on land zoned NR-SU or PD with a Site Plan - EPC.
- ☐ Is on land zoned NR-BP with a Master Development Plan.
- ☐ Is on land zoned PC with a Framework Plan.
- ☐ Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefitted and burdened parties agree to the lot combination and easement termination.

Thank you for your consideration of this request.

Respectfully Submitted,

*Stephanie Shumsky*

Stephanie Shumsky, MRA Project Manager  
[sshumsky@cabq.gov](mailto:sshumsky@cabq.gov)

Approved for Submittal:

DocuSigned by:

A handwritten signature in black ink, reading "Terry Brunner", is written over a horizontal line. The signature is cursive and fluid.

Terry Brunner, Interim Director  
Metropolitan Redevelopment Agency

CC: Jenny Jackson, Deputy Director, Metropolitan Redevelopment Agency