



PLAN SNAPSHOT REPORT MINOR_PLT-2026-00014 FOR CITY OF ALBUQUERQUE

| | | |
|-------------------------------|---|---------------------------------|
| Plan Type: Minor Plat | Project: PR-2022-007507 (PR-2022-007507) | App Date: 03/23/2026 |
| Work Class: Minor Plat | District: City of Albuquerque | Exp Date: NOT AVAILABLE |
| Status: Fees Due | Square Feet: 0.00 | Completed: NOT COMPLETED |
| Valuation: \$0.00 | Assigned To: Rodenbeck, Jay | Approval Expire Date: |

Description: Create two (2) tracts from one (1) tract, vacate and create easements as shown.

| | | | |
|-----------------------------------|------|--|--------------|
| Parcel: 101606152625010304 | Main | Address: 4741 Pan American Frwy Ne Albuquerque, NM | Zone: |
| | | 4741 Pan American Fwy Ne Albuquerque, NM 87109 | Main |

| | | | |
|--|---|--|--|
| Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903 | Agent JAG PLANNING & ZONING JUANITA GARCIA & ANDREW GARCIA PO Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903 | Owner/Developer Cynthia Mechenbier Mobile: (505) 362-8903 | Surveying Firm TERRA LAND SURVEYS CHRIS MEDINA PO BOX 2532 CORRALES, NM 87048 Business: (505) 792-0513 |
|--|---|--|--|

Plan Custom Fields

| | | |
|---|---|---|
| Existing Project Number PR-2022-007507 | Existing Zoning NR-LM - Non-Residential - Light Manufacturing | Number of Existing Lots 1 |
| Number of Proposed Lots 2 | Total Area of Site in Acres 3.4641 | Site Address/Street 4741 Pan American Freeway NE |
| Site Location Located Between Streets Interstate 25 and Osuna Road NE | Case History PA-2025-00168 | Do you request an interpreter for the hearing? No |
| Lot and/or Tract Number A1 | Block Number 0000 | Subdivision Name and/or Unit Number LLD |
| Legal Description TR A-1 PLAT OF TR A-1 LLD SUBD CONT 3.4630 AC | Existing Zone District NR-LM | Zone Atlas Page(s) F-16 |
| Acreage 3.463 | Calculated Acreage 3.46314 | Council District 4 |
| Community Planning Area(s) North I-25 | Development Area(s) Change | Current Land Use(s) 04 Commercial Services |
| Balloon Landing Preferred Area Within Balloon Landing Area | Pre-IDO Zoning District M-1 | Pre-IDO Zoning Description |
| Public Property Entity AMAFCA | Major Street Functional 6 - urban interstate frontage | FEMA Flood Zone X |
| Total Number of Dwelling Units 0 | Total Gross Square Footage 0 | Total Gross Square Footage3 0 |
| Total Gross Square Footage4 0 | Total Gross Square Footage2 0 | |

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|--|-----------------|-----------------|------------------|------------------|
| Signature_Juanita_Garcia_3/23/2026.jpg | 03/23/2026 9:18 | Garcia, Juanita | | Uploaded via CSS |

| Note | Created By | Date and Time Created |
|---|--------------|-----------------------|
| 1. Revisions required | Renee Zamora | 03/23/2026 15:12 |
| 2. Submittal has been reviewed and is ready to be processed | Renee Zamora | 03/23/2026 16:02 |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|--------------|--------------------------|------------|-------------|
| INV-00084793 | Technology Fee | \$35.00 | \$35.00 |
| | Proposed Lot Fee - Minor | \$150.00 | \$150.00 |

PLAN SNAPSHOT REPORT (MINOR_PLT-2026-00014)

| | | | |
|-----------------------------|--|-----------------|-----------------|
| | Facilitated Meeting Fee for Public Hearing Cases | \$50.00 | \$50.00 |
| | Minor Plat Fee | \$300.00 | \$300.00 |
| | Total for Invoice INV-00084793 | \$535.00 | \$535.00 |
| NOT INVOICED | Technology Fee | \$0.00 | \$0.00 |
| | Technology Fee | \$0.00 | \$0.00 |
| | Total for Invoice NOT INVOICED | \$0.00 | \$0.00 |
| Grand Total for Plan | | \$535.00 | \$535.00 |

| Hearing Type | Location | Scheduled Date | Status | Subject |
|-----------------|----------|----------------|-----------|------------|
| DHO Hearing v.1 | Zoom | 04/08/2026 | Scheduled | Minor Plat |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|--|-------------------|------------------|------------------|
| Application Screening v.1 | | 03/23/2026 14:23 | 03/23/2026 16:09 |
| Associate Project Number v.1 | Generic Action | | 03/23/2026 14:23 |
| Screen for Completeness v.1 | Generic Action | | 03/23/2026 16:01 |
| Verify Payment v.1 | Generic Action | | 03/23/2026 16:08 |
| Application Review v.1 | | 03/23/2026 16:09 | |
| DHO Hearing v.1 | Hold Hearing | 03/23/2026 16:09 | 03/23/2026 16:10 |
| Minor Plat Review v.1 | Receive Submittal | | |
| DFT Comments Submittal v.1 | Generic Action | | |
| Notice of Decision v.1 | | | |
| Upload Notice of Decision v.1 | Generic Action | | |
| Confirm AGIS Approval and Upload v.1 | Generic Action | | |
| Conditions of Approval v.1 | | | |
| Add in Conditions of Approval v.1 | Generic Action | | |
| Signature v.1 | | | |
| Confirm Conditions Satisfied v.1 | Generic Action | | |
| Confirm Latest PLAT Uploaded v.1 | Generic Action | | |
| Signature Review for Plats v.1 | Receive Submittal | | |
| Change Plan Approval Expiration Date v.1 | Generic Action | | |
| Confirm Recorded Plat is Uploaded v.1 | Generic Action | | |
| Linked Applications v.1 | | | |
| Linked Major Final Plat v.1 | Create Plan Case | | |

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2024

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

**RE: Rocky Mountain Stone- Addition
4741 Pan American Frwy. NE
Grading & Drainage Plan
Engineer's Stamp Date: 03/14/24
Hydrology File: F16D019**

Dear Mr. Walla:

Based upon the information provided in your submittal received 03/14/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: ROCKY MOUNTAIN STONE Hydrology File # _____

Legal Description: TRACT A-1, LDD SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE ENTITLED 'PLAT OF TRACT A-1, LDD SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO', FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN PLAT BOOK 2014C, PAGE 109

City Address, UPC, OR Parcel: 4741 PAN AMERICAN FRWY. NE, ALBUQUERQUE, NEW MEXICO

Applicant/Agent: WALLA ENGINEERING Contact: MIKE WALLA
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110 Phone: 505-881-3008
Email: mikew@wallaengineering.com

Applicant/Owner: ROCKY MOUNTAIN STONE Contact: SCOTT C. LARDNER
Address: 4741 PAN AMERICAN FRWY. NE, ALBUQUERQUE, NEW MEXICO Phone: 505-345-8518
Email: Scott@rmstone.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
 DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

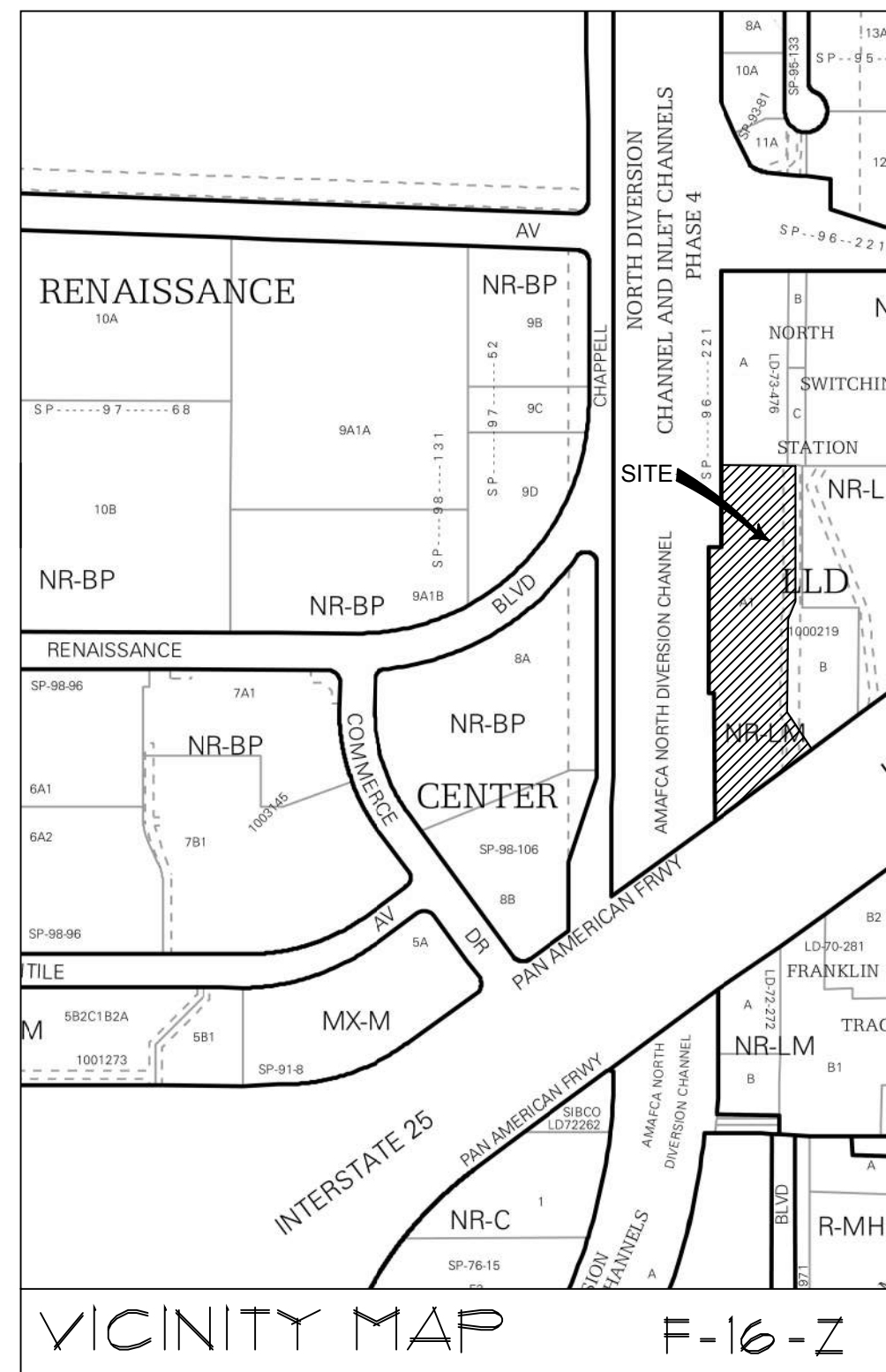
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____

DATE SUBMITTED: 3-14-24



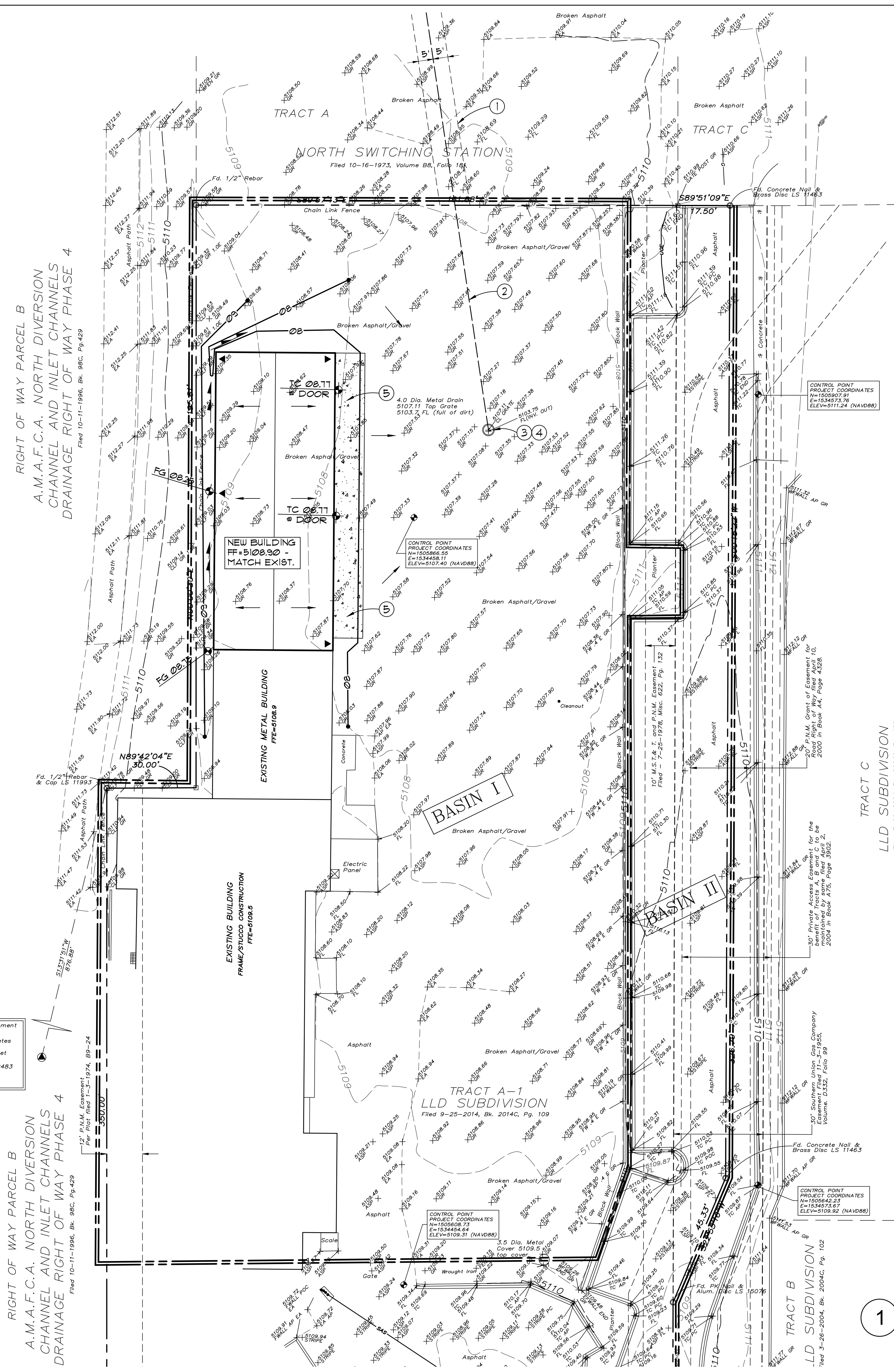
Grading & Drainage Design Narrative

Subject Property: Rocky Mountain Stone Addition, 4741 Pan American Frwy NE, Albuquerque, NM
Area of Site: 3.551 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 4000 SF, single story building addition to an existing structure. The new work will include some regrading of the site adjacent to the new addition with some new site paving for vehicle approaches to the building.
Predeveloped Conditions: The existing site consists of two drainage basins. The north basin is in a low area of the site and has only one means of runoff outfall. This is an existing storm drain inlet and outlet pipe located near the center of the basin. This storm drain outlet collects site developed storm runoff and directs it north in an 8" diameter pipe through a drainage easement (Drainage Easement and Agreement Recorded December 28, 2015 as Document Number 2015-111690, Records of Bernalillo County) shown on drawing, through the adjacent property with an outlet to the AMAFCA North Diversion Channel west of the property. The remaining site slopes to the south and discharges runoff to the side drainage swale of the I-25 East Frontage Road.
Developed Runoff: The new development will only affect the north drainage basin of the property. The new improvements will replace broken asphalt surface area with new roof and a concrete paved approach slab on grade. The drainage method for handling site runoff will not change for this basin and the site grading will only be minimally affected as all developed runoff will be directed to the existing storm inlet and it will exit the site via the existing 8" diameter outlet pipe.

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 03/21/24
 BY: Renee C. Smith
 HydroTeam # F16D019

Albuquerque Control Survey Monument
 "ACS NDC-14"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,504,925.386 U.S. Survey feet
 E = 1,534,158.19 U.S. Survey feet
 Ground to grid factors 0.999672483
 Delta Alpha = -0012'16.36"
 Elevation=5107.998 (NAVD 88)

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT



LEGAL DESCRIPTION

TRACT A-1, LLD SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE ENTITLED "PLAT OF TRACT A-1, LLD SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN PLAT BOOK 2014C, PAGE 109.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- - - 5110 - - - EXISTING CONTOUR
- PROPOSED CONTOUR
- + 5107.33 EXISTING SPOT ELEVATION
- + 0@25 PROPOSED SPOT ELEVATION
- FLOW DIRECTION ARROW
- SWALE
- FF FINISH FLOOR
- FG FINISHED GRADE
- ▶ ROOF DRAIN / DOWNSPOUT
- DRAINAGE BASIN BOUNDARY
- NEW CONCRETE APRON

KEYED NOTES

- 1 EXISTING 10' DRAINAGE EASEMENT ESTABLISHED IN 2015 (DOC #201511690) WITH EXISTING 8" PVC STORM DRAIN
- 2 EXISTING 8" PVC STORM DRAIN TO REMAIN
- 3 EXISTING 36" STORM INLET WITH RESTRICTED FLOW COVER TO REMAIN
- 4 CONTRACTOR SHALL REMOVE GRAVEL AND SOIL FROM THIS INLET AND PIPE WHICH IS CURRENTLY PREVENTING RUNOFF DISCHARGE FROM THE SITE
- 5 10' WIDE, 4000 PSI CONCRETE OR COMPACTED GRAVEL APPROACH APRON

Drainage Calculations

Rocky Mountain Stone Addition @ 4741 Pan American Frwy NE – Basin Area = 1.310 acres
 Design Criteria: City of Albuquerque Development Process Manual – June 2020
 Chapter 6 Drainage, Flood Control, and Erosion Control
 Procedure for 40-Acre and Smaller Basins
 Precipitation Zone 2 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
 Excess Precipitation, E, per Table 6.2.13
 Peak Discharge for Small Watersheds: per Table 6.2.14

BASIN I:

PRE-DEVELOPED CONDITIONS

| Land Treatment | Area (ac) | Excess Precip. "E" (in) | Peak Q (cfs/ac) | Coefficient C |
|----------------|-----------|-------------------------|-----------------|---------------|
| A | 0.000 | 0.55 | 1.71 | 0.36 |
| B | 0.000 | 0.73 | 2.36 | 0.49 |
| C | 1.015 | 0.95 | 3.05 | 0.63 |
| D | 0.295 | 2.24 | 4.34 | 0.90 |

Weighted E: [(1.015 x 0.95) + (0.295 x 2.24)]/1.31 = 1.24 in
 $V_{360} = 1.24 \times 1.31 \times 43560/12 = 5899 \text{ CF}$
 Total Qp = (1.015 x 3.05) + (0.295 x 4.34) = 4.376 CFS

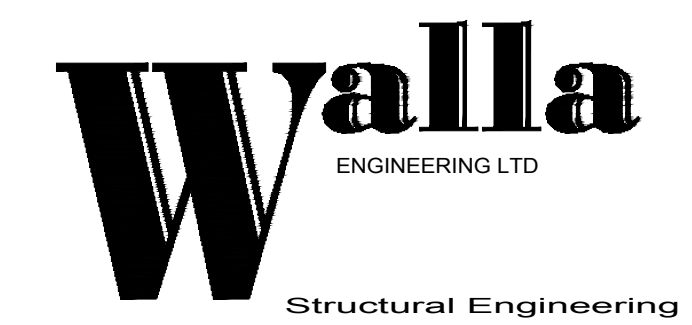
DEVELOPED CONDITIONS

| Land Treatment | Area (ac) | Excess Precip. "E" (in) | Peak Q (cfs/ac) | Coefficient C |
|----------------|-----------|-------------------------|-----------------|---------------|
| A | 0.000 | 0.55 | 1.71 | 0.36 |
| B | 0.000 | 0.73 | 2.36 | 0.49 |
| C | 0.903 | 0.95 | 3.05 | 0.63 |
| D | 0.407 | 2.24 | 4.34 | 0.90 |

Weighted E: [(0.903 x 0.95) + (0.407 x 2.24)]/1.31 = 1.35 in
 $V_{360} = 1.35 \times 1.31 \times 43560/12 = 6420 \text{ CF}$
 Total Qp = (.903 x 3.05) + (0.407 x 4.34) = 4.520 CFS

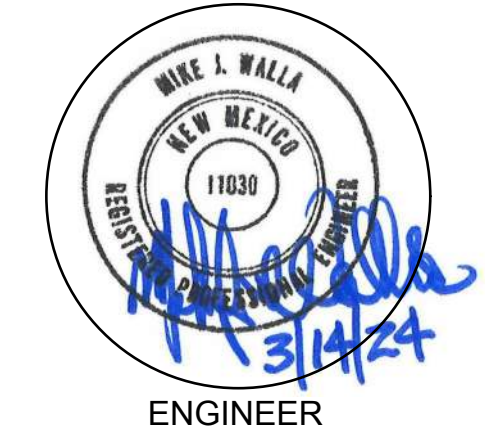
Storm Water Quality Volume, (SWQV)
 BASIN I Added Impervious Area = 0.115 ac
 BMP Volume Required: 0.26' x 0.115 x 43560/12 = 108 CF

1 GRADING and DRAINAGE PLAN
 1" = 20'-0"



Structural Engineering
 Civil Engineering
 6501 Americas Parkway NE • Suite 301
 Albuquerque • New Mexico • 87110
 881-3008 • Facsimile 881-4025

CONSULTANT



STEEL BUILDING
ROCKY MOUNTAIN STONE CO.

4741 PAN AMERICAN FRWY.
 NE ALBUQUERQUE, NEW MEXICO
 87109

| MARK | DATE | REVISION |
|---------------|-----------|----------|
| PROJECT NO: | R64-0124 | |
| CAD DWG FILE: | C-101.DWG | |
| DRAWN BY: | LEK | |
| CHECKED BY: | MJW | |

SHEET TITLE
GRADING and DRAINAGE PLAN

C-101

FORM PLT: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 4741 Pan American Freeway
Proposed Tracts A-1-A and A-1-B, LLD subdivision

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Reggie Cho
Hydrology Department

3/23/2026
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo
Transportation Department

3/10/2026
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: Approved NA
- Development Agreement: Approved NA
- If None Explain: Executed Availability Statement #251112.

Aryam Hernandez
ABCWUA

03/16/2026
Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to Final Plat submittals (include a copy of the recorded IIA)

** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

*** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat application



March 23, 2026

Development Hearing Officer
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Cynthia Mechenbier, respectfully requests your review and approval of the proposed Minor Preliminary and Final Plat Application for the location of 4741 Pan American Freeway NE, legally described as **Tract A-1, LLD Subdivision**, containing approximately 3.4630 acres.

The applicant intends to create two tracts from one tract as shown on the plat. The proposed legal description for the new Lots will be **Tracts A-1-A & A-1-B, LLD Subdivision**.

Specifically, the application request consists of the following:

Minor Subdivision Application:

The property owners intend to create two tracts from one existing tract and provide an emergency vehicular entrance/exit easement (see letter “T” on page 2 of the plat) and other easements as shown on the plat. The property is zoned NR-LM and is not subject to Contextual Standards and the site is not within an Overly Zone as identified within the Integrated Development Code (IDO). Comments from a previous sketch plat have been addressed within this application.

The proposed Minor Preliminary and Final Plat meets Section 6-6(K)(3) of the IDO since all of the comments have been addressed and complies with all applicable provisions of the IDO, the DPM, other adopted City regulations. All conditions specifically applied to this approval will be addressed prior to the recording of the plat.

Vacation of a Public Utility Easement:

The applicant is seeking the vacation of a Public Utility Easement as shown on letter “A” on page 2 of the plat. The public utility easement was provided for the benefit of PNM

and MST&T by a document recorded in 1974. MST&T was a utility company providing telecommunications service in 1974 that has been taken over by Qwest. The site has sufficient existing utility easements to accommodate PNM's services, as confirmed by a signature from a PNM and a Qwest representative.

The proposed Vacation of Easement meets the criteria of 6-6(M) of the IDO as described below:

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

Since the public utility easement has been released by PNM and Qwest, by way of signature on the proposed plat, it has been determined that the public welfare does not require the easement to be retained on the subject property.

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.

Since the public utility easement has been released by both PNM and Qwest, it has been determined that the vacation would be more beneficial to the public welfare than the 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. The removal of this easement will allow the site to be developed in a manner that meets city regulations, contributing to the economic future of this community.

Off-Street Parking Analysis

Comments from the sketch plat indicated that an off-street parking analysis would require. Proposed Tract A-1-B has existing buildings with off-street parking, but some of the areas within proposed Tract A-1-A is being used for off-street parking for the existing structures. However, the attached parking exhibits demonstrate that sufficient off-street parking will be available on proposed Tract A-1-B, allowing the site to meet current off-street parking requirements.

Infrastructure List

The proposed request does not entail any infrastructure improvements; therefore, an infrastructure list has not been provided.

Neighborhood Association Notice

As provided by the Office of Neighborhood Coordination, there are no known recognized neighborhood associations that require notification.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia

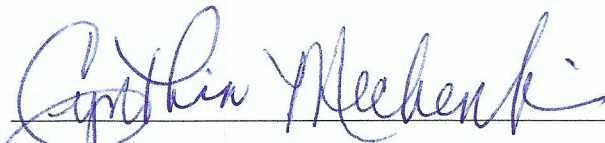
Juanita Garcia
Principal
JAG Planning and Zoning, LLC



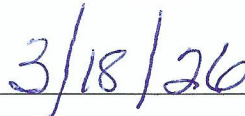
LETTER OF AUTHORIZATION

Subject: 4741 Pan American Freeway NE, Legally Described as Lot A-1, LLD Subdivision, Containing approximately 3.463 Acres.

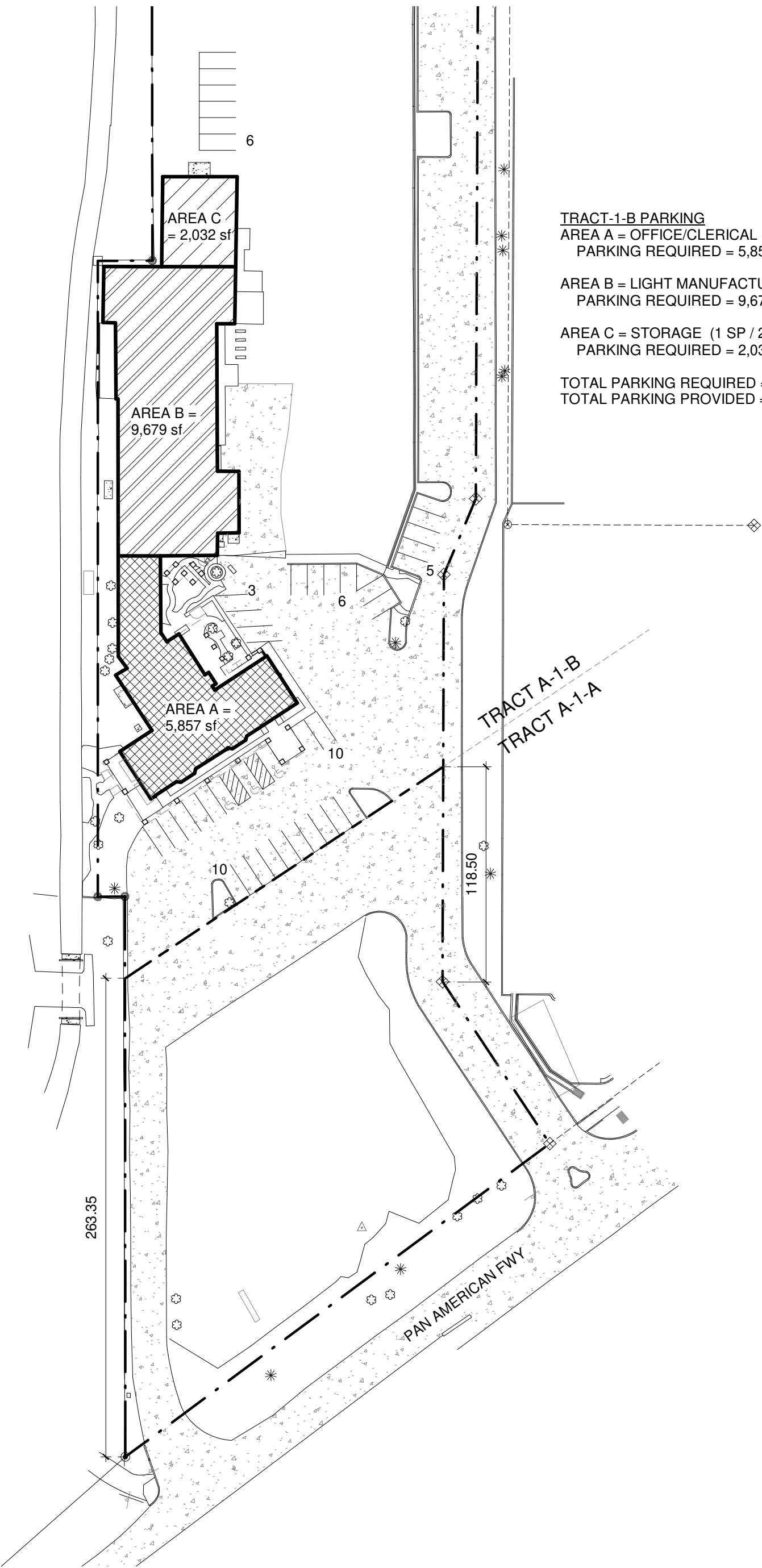
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.



Cynthia Mechenbier
Trustee
Lardner Revocable Living Trust



Date



TRACT-1-B PARKING

AREA A = OFFICE/CLERICAL (3 SP / 1,000 GFA)
 PARKING REQUIRED = 5,857 / 333 = 17.59 SPACES

AREA B = LIGHT MANUFACTURING (1 SP / 1,000 GFA)
 PARKING REQUIRED = 9,679 / 1,000 = 9.68 SPACES

AREA C = STORAGE (1 SP / 2,000 GFA)
 PARKING REQUIRED = 2,032 / 2,000 = 1.03 SPACES

TOTAL PARKING REQUIRED = 29 SPACES
 TOTAL PARKING PROVIDED = 40 SPACES

4741 Pan American Fwy

DATE: 03/05/2026

SCALE: 1" = 60'-0"



arcLINE Architectural Design LLC
 PO Box 91462 • Albuquerque, NM • 87199
 505.681.7274 • jarrod@arcLINE-arch.com

4741 Pan American Frwy Tract Division

John Mechenbier <jmechenbier@mechenbier.com>

Wed, Feb 18, 2026 at 5:06 PM

To: "Juanita and Andrew Garcia (jag@jagpandz.com)" <jag@jagpandz.com>

Cc: John Mechenbier <jmechenbier@mechenbier.com>, John Lardner <jplcj5@gmail.com>, Cindy Mechenbier <calmechen@gmail.com>

[C.O.A. Transportation dept comments. See/read below,...](#)

John E. Mechenbier

Mechenbier Construction Inc.

8500 Washington St. NE, Ste A-5

Albuquerque NM 87113

Ph: 505-314-7700

jmechenbier@mechenbier.com

From: John Mechenbier <jmechenbier@mechenbier.com>

Sent: Tuesday, July 22, 2025 2:20 PM

To: John Mechenbier <jmechenbier@mechenbier.com>

Subject: FW: [EXTERNAL] Re: 4741 Pan American Frwy Tract Division

John E. Mechenbier

Mechenbier Construction Inc.

8500 Washington St. NE, Ste A-5

Albuquerque NM 87113

Ph: 505-314-7700

jmechenbier@mechenbier.com

From: John Lardner <jplcj5@gmail.com>
Sent: Tuesday, July 22, 2025 2:16 PM
To: John Mechenbier <jmechenbier@mechenbier.com>
Cc: Scott Lardner <scott@rmstone.com>; Cindy Mechenbier <calmechen@gmail.com>
Subject: Fwd: [EXTERNAL] Re: 4741 Pan American Frwy Tract Division

John, Scott, & Cindy,

See the emails below and **SAVE THIS EMAIL.**

When the time comes for the City to sign off on everything, make sure there are copies of Keith Thompson's and Ernest Armijo's emails included with the plat to be signed off (whether it's JAG who gets the signatures or whoever).

Apparently, I was mistaken on the exact turn of the events with the City, but given NMDOT's clearance, the City will not push for sidewalks at this time.

Regards,

Juan

Begin forwarded message:

From: "Armijo, Ernest M." <earmijo@cabq.gov>
Date: July 22, 2025 at 10:59:57 AM MDT
To: John Lardner <jplcj5@gmail.com>
Subject: RE: [EXTERNAL] Re: 4741 Pan American Frwy Tract Division

Mr. Lardner,

I think some of the facts of this are a bit mixed up, but that is okay. It is the City that asks for sidewalks with any platting or development (see attached comment letter I provided when this came through). I mentioned the roadway classification and what the City's requirement for sidewalk are. I did mention that the right-of-way was most likely NMDOT and asked that you check with them if they would require sidewalks as it would be constructed in their area of control.

From the email from Mr. Thompson it looks like they will not at this time. If NMDOT does not require the sidewalk I will not push it from the City's side as that is not our right-of-way. When you come back to DHO for your plat please include a copy of NMDOT's email to show that they are not requiring sidewalk at this time and you should be clear from Transportations perspective.



ERNEST ARMIJO, P.E., C.F.M.

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

cabq.gov/planning

From: John Lardner <jplcj5@gmail.com>
Sent: Tuesday, July 22, 2025 10:41 AM
To: Armijo, Ernest M. <earmijo@cabq.gov>
Cc: John Lardner <jplcj5@gmail.com>
Subject: Re: [EXTERNAL] Re: [4741 Pan American Frwy](#) Tract Division

Hi Ernest,

My name is John Lardner. Keith Thompson from NMDOT copied you in our email last week (see all emails below).

In a nutshell, back in 2023, my Dad was in the process of dividing his lot at [4741 Pan American Freeway](#) into two lots for his Estate planning. That all came to a halt later that year when we ran into some snags with the City, noting that the City wouldn't sign off on the replat due to NMDOT's requirement of sidewalk development along the frontage road.

Since that time, my Father passed away, and we were forced to continue the lot division according to his Estate and Trust plans.

Being that this project is for Estate planning only and no development is planned on the lot(s) at this time, the NMDOT is not requiring any sidewalk development at this time (note Keith Thompson's email below).

Also, we were working with Precision Survey and Derrick Archuleta was in the final stages of getting everything approved. However, Derrick has passed away earlier this year and Precision Survey has sold their business to another firm. As a result, we are now working with JAG Planning & Zoning to get the division complete and settle my Dad's Estate.

The only difference from the attached plat and where the plans are now, is the water and sewer easements have been adjusted to reflect the true locations of the lines.

I would appreciate any help and advice for any City requirements to get this project done.

Please contact me with any questions or suggestions.

Thank you,

John Lardner

Jplcj5@gmail.com

(505) 991-1193

On Jul 17, 2025, at 12:45 PM, Thompson, Keith, DOT <Keith.Thompson@dot.nm.gov> wrote:

Good afternoon John.

This email serves as confirmation that the NMDOT is not requiring sidewalk improvements with the division of Tract A-1 into lots A-1-A and A-1-B.

The access easement on the attached subdivision plat would provide access to Tract A-1-A, Tract A-1-B, Tract B, and Tract C.

As mentioned below, sidewalk and other offsite improvements would be required upon future development of the property.

To the best of my knowledge, (other than right-of-way dedications) the NMDOT does not have a signatory requirement for private developments.

I've cc'd Ernest Armijo with the City of Albuquerque as he may have more information about the City's requirements.

Thank you.

Keith Thompson, P.E.

NMDOT – District 3 Engineering Support

Cell: (505) 490-3752

From: John Lardner <jplcj5@gmail.com>
Sent: Tuesday, July 15, 2025 10:52 AM
To: Thompson, Keith, DOT <Keith.Thompson@dot.nm.gov>
Cc: Haynes, Margaret, DOT <margaret.haynes@dot.nm.gov>; Perea, Nancy, DOT <Nancy.Perea@dot.nm.gov>
Subject: [EXTERNAL] Re: 4741 Pan American Frwy Tract Division

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Hi Keith,
My name is John Lardner. I emailed you last year regarding a lot division at [4741 Pan American Freeway](#) (see the emails below).

This lot division is needed to complete the settlement of my Dad's Estate, no development is planned at this time. We were working again with Precision Survey, but as you may or may not know, the guy (Derrick Archuleta) working on getting this project signed off by everyone, passed away earlier this year and Precision Survey was sold to a different company. As a result, we are now working with JAG Planning & Zoning to get the division complete and settle my Dad's Estate. JAG, however, needs to re-do/verify everything that Precision Survey accomplished, which sets us back several steps and adds extensive expenses to our already diminishing budget.

The issue back in 2023, which apparently is still an issue today (with JAG "starting this process over") is the NMDOT/City requirement for sidewalks, etc.

Please confirm that NMDOT is not requiring the sidewalk, etc. at this time, because this division is only for Estate planning purposes. We understand that the sidewalk, etc. will be required upon any future development of the property.

Also, upon confirmation, is there someone I can meet with at NMDOT (and if you know anyone at the City) to get the required signatures to sign off on the plat so we can get this division complete and recorded?

Thank you for your help in this process and hopefully it will be completed soon.

Thank you,
John Lardner

> On Apr 2, 2024, at 1:57 PM, Thompson, Keith, DOT <Keith.Thompson@dot.nm.gov> wrote:

> Good afternoon John.

>

> NMDOT has no objection to division of Tract A-1 into lots A-1-A and A-1-B given the access easement between existing Tract A-1, Tract B, and Tract C as indicated on the attached plat.

>

> The easement would provide access to all the lots via southbound Pan American Freeway.

>

> As indicated, there is no proposed development for the lots at this time.

>

> Please coordinate with NMDOT district 3 as early as possible in the process should there be any proposed development/improvements associated with the

lots/tracts.

>

> Please reply/respond with any concerns.

>

> Thank you.

>

> Keith Thompson, P.E.

> NMDOT - District 3 Engineering Support

> Cell: (505) 490-3752

>

> -----Original Message-----

> From: John Lardner <jplcj5@gmail.com>

> Sent: Thursday, March 28, 2024 1:20 PM

> To: Thompson, Keith, DOT <Keith.Thompson@dot.nm.gov>

> Subject: [EXTERNAL] [4741 Pan American Frwy](#) Tract Division

>

> CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

>

> Keith,

>

> My name is John Lardner. I received your contact information last year, but did not contact you due to the project we were working on was postponed.

>

> Last year, my Father, Vince Lardner, was nearing the completion of dividing his lot at [4741 Pan American Freeway NE](#) (Tract A-1) into two (2) lots (Tract A-1-A and Tract A-1-B) for Estate Planning purposes only. (See attached PDF) We were working with Precision Survey. Later in 2023, we halted the project due to additional requirements set by NMDOT and the City.

>

> Since that time, my Father passed away on December 7th, and we are trying to settle his Estate according to his Estate Plan. This, however, involves continuing with the subdivision of Tract A-1 into two lots.

>

> To my understanding, the requirements imposed in 2023 included the addition of a lighted, ADA compliant, walkway/sidewalk with landscaping along the frontage to Pan American Frwy. This was apparently a NMDOT requirement, but the City would not sign off on the replat without the additional work.

>

> Now, we are forced to continue with the replat, again, for Estate Planning purposes only. There are NO plans for any further development on the lot(s) at this time. The division of Tract A-1 would be solely to settle the Estate of Vincent Lardner.

>

> My question is, what are the minimum NMDOT requirements for us to proceed with this division of Tract A-1? Also, can any or all requirements be deferred until the lot (Tract A-1-A) is developed?

>

> Please let me know at your earliest convenience, so we can continue with the division and settle the Estate.

>

> Thank you,

> John Lardner

> (505) 991-1193

> jplcj5@gmail.com



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 06/18/25 -- **AGENDA ITEM:** #6

Project Number: PR-2022-007507

Application Number: PA-2025-00168

Project Name: 4741 Pan American fwy NE

Request: *Sketch Plat*

Lot split from 1 lot to 2 lots, granting of easements, and vacation of easements

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

*Items that need immediate attention are in **orange type***

BACKGROUND

- This is a request for a Sketch Plat review to split one existing lot into two separate lots. Additionally, the applicant team wishes to both vacate and dedicate easements for the subject property.
- The subject property is located within an Area of Change and falls within the boundaries of the North I-25 Community Planning Area (CPA). The property does not fall within the boundaries of any PT/MT/MS corridor areas.
- The subject property is zoned NR-LM (Non-Residential – Light Manufacturing) and is not located within any noted Overlay Zones.
- Per Transportation – “Pan American is classified as a Major Collector so a 6-foot-wide sidewalk is requested along the frontage of this site. Please check with NMDOT-D3 to confirm this as this ROW is under NMDOT jurisdiction. A minimum 4-foot-wide clear sidewalk path is required around all power poles and obstructions. Dedicate right-of-way such that right-of-way encompasses all public sidewalk.”

**(See additional comments on next pages)*

IDO/DPM COMMENTS

2-5(C)(2) Use and Development Standards

| Table 2-5-5: NR-LM Zone District Dimensional Standards Summary <i>See Table 5-1-3 for complete Dimensional Standards</i> | | |
|--|----------------------------|-----------------------------------|
| Site Standards | | |
| A | Lot width, minimum | N/A |
| B | Building coverage, maximum | N/A |
| Setback Standards | | |
| C | Front, minimum | 5 ft. |
| D | Side, minimum | 0 ft. |
| E | Rear, minimum | 0 ft. |
| Building Height | | |
| F | Building height, maximum | 65 ft. |
| | | >100 ft. from front lot line: N/A |

5-1(E) NON-RESIDENTIAL ZONE DISTRICTS

| Table 5-1-3: Non-residential Zone District Dimensional Standards UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table. | | | | |
|---|---|--|-------|-------|
| Zone District | NR-C | NR-BP | NR-LM | NR-GM |
| Site Standards | | | | |
| Lot width, minimum | N/A | 100 ft. | N/A | N/A |
| Building coverage, maximum | N/A | 50% | N/A | N/A |
| Setback Standards⁽¹⁾⁽²⁾ | | | | |
| Front, minimum | 5 ft. UC-MS-PT: 0 ft. | 20 ft. ⁽³⁾ | 5 ft. | |
| Front, maximum | N/A UC-MS-PT: 15 ft. | | N/A | |
| Side, minimum | 0 ft. | 10 ft. ⁽³⁾ | 0 ft. | |
| Side, maximum | N/A UC-MS-PT: Interior: N/A Street side of corner lots: 15 ft. | | N/A | |
| Rear, minimum | 0 ft. UC-MS-PT: 15 ft. | 10 ft. ⁽³⁾ | 0 ft. | |
| Rear, maximum | N/A | | | |
| Building Height⁽²⁾ | | | | |
| Building height, maximum | 38 ft. UC-MS-PT: 55 ft. | 65 ft. | | |
| | No maximum for portions of building >100 ft. from all lot lines | No maximum for portions of building >100 ft. from front lot line | | |

6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(2) Procedure

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(I) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications).

6-6(K)(2)(l) The applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

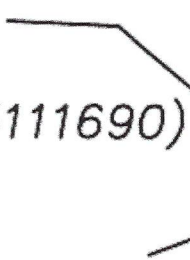
6-6(K)(3) Review and Decision Criteria

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.

GENERAL COMMENTS

- Please clarify any development changes, i.e. demolition, expansion, new structures, or new uses.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- Please provide update parking calculations for the subject property to ensure that the minimum will still be met for the underlying zoning requirements.
- The plat will need to be updated in some sections to reflect the current year. See picture below for reference.

EXISTING 10' WIDE DRAINAGE
EASEMENT AND AGREEMENT
(12/28/2015, DOC. NO. 2015111690)
VACATED BY THIS PLAT
(VA-2024_____)



- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can refer to the checklist of items for this application featured in the following link:
https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled
 3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is **not** located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

***** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be

featured in a single PDF.

4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The title of the Plat or Infrastructure must follow the following naming scheme:
 - a. ***Plat: project number_application number_Plat_Approved_date of approval***
 - b. ***Infrastructure List: project number_application number_IL_Approved_date of approval.***



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jacob Boylan
Planning Department

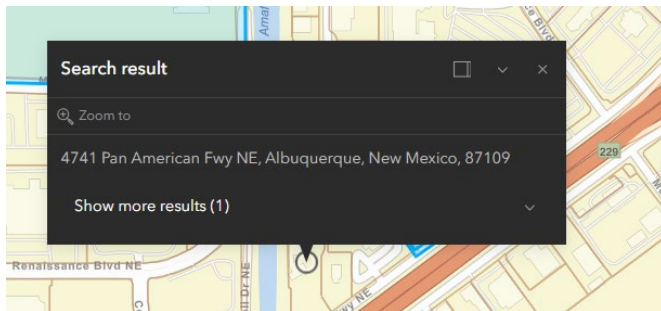
DATE: 6/18/25

Good afternoon,
Thank you for your inquiry.

- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf (14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in “other documents”



Should you require further assistance, please don't hesitate to contact us.

Thank you,



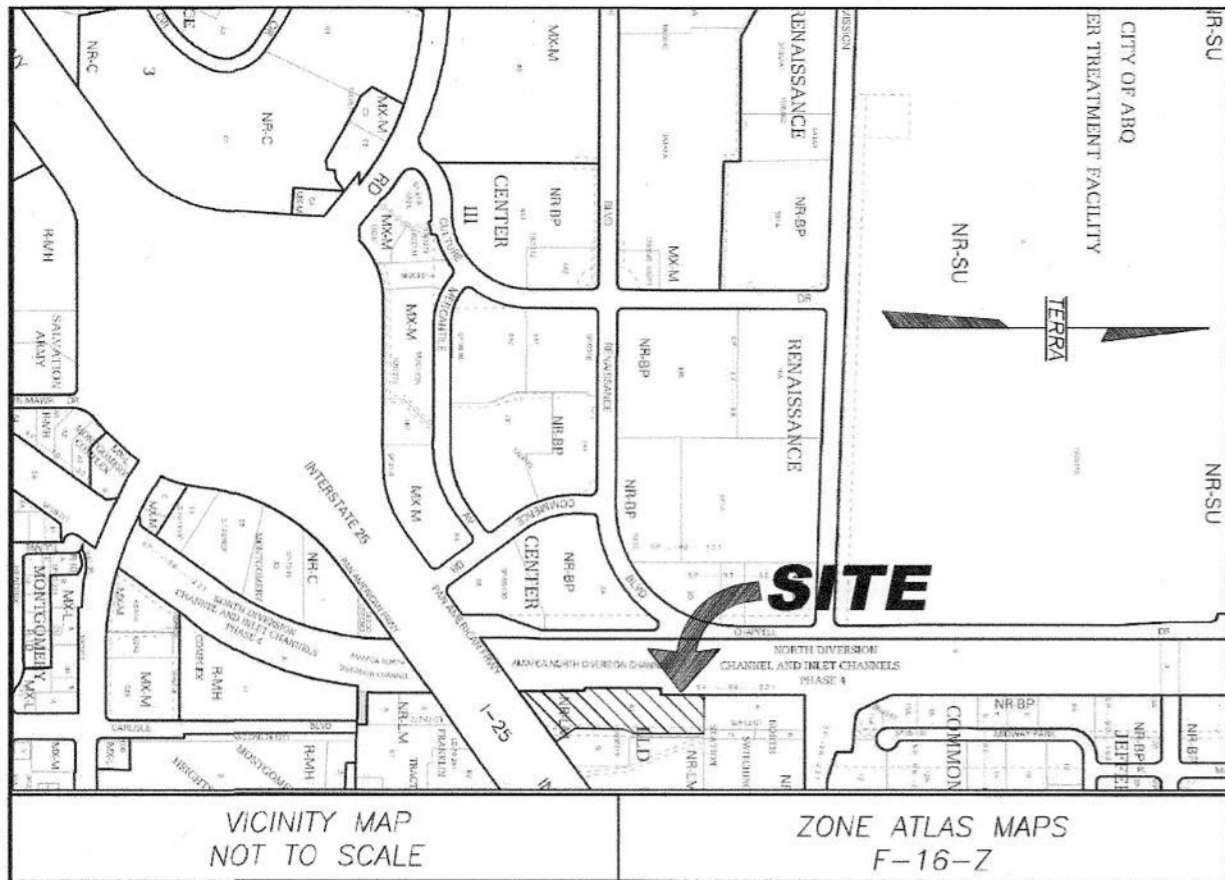
RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning



LEGAL DESCRIPTION:

TRACT A-1, LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "LLD SUBDIVISION" RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 2014, IN PLAT BOOK 2014C, PAGE 109, DOCUMENT NUMBER 2014076847, WITHIN PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 3.4641 ACRES (150,894.18 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND NOW BEING KNOWN AS TRACT A-1-A AND A-1-B, LLD SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Cynthia A. Mechenbier March 18, 2026
CYNTHIA A. MECHEMBIER, TENANT IN COMMON

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF March, 2026 BY CYNTHIA A. MECHEMBIER, TENANT IN COMMON

NOTARY PUBLIC: Barbara Stierwalt
MY COMMISSION EXPIRES: 7-25-2027

STATE OF NEW MEXICO
NOTARY PUBLIC
BARBARA STIERWALT
Commission # 1052120
My Comm. Exp. 07/25/2027

BY: Scott C. Lardner 3/18/2026
SCOTT C. LARDNER, TENANT IN COMMON

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF March, 2026 BY SCOTT C. LARDNER, TENANT IN COMMON

NOTARY PUBLIC: Barbara Stierwalt
MY COMMISSION EXPIRES: 7-25-2027

STATE OF NEW MEXICO
NOTARY PUBLIC
BARBARA STIERWALT
Commission # 1052120
My Comm. Exp. 07/25/2027

BY: Vincent J. Lardner III 3/18/26
VINCENT J. LARDNER III, TENANT IN COMMON

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF March, 2026 BY VINCENT J. LARDNER III, TENANT IN COMMON

NOTARY PUBLIC: Barbara Stierwalt
MY COMMISSION EXPIRES: 7-25-2027

STATE OF NEW MEXICO
NOTARY PUBLIC
BARBARA STIERWALT
Commission # 1052120
My Comm. Exp. 07/25/2027

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. XFINITY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE OF NEW MEXICO (PSNM), NEW MEXICO GAS COMPANY (NMGC) AND CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSNM, NMGC, AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: CYNTHIA A. MECHEMBIER, SCOTT C. LARDNER AND VINCENT J. LARDNER III
LEGAL: TRACTS A-1-A AND A-1-B, LLD SUBDIVISION
LOCATION: SECTION 34 & 35, T.11N., R.3E., N.M.P.M.

**PLAT OF
TRACTS A-1-A AND A-1-B
LLD SUBDIVISION
SITUATE WITHIN
PROJECTED SECTIONS 34 & 35, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026**

PROJECT NUMBER: PR-2022-007507

APPLICATION NUMBER: _____

UTILITY APPROVALS:

Rytha 3/17/2026
PUBLIC SERVICE OF NEW MEXICO DATE

JM EA 3/10/2026
NEW MEXICO GAS COMPANY DATE

Jesse Cruz 3/12/26
CENTURY LINK DATE

Mike Mortus 03-10-2026
XFINITY DATE

CITY APPROVALS:

Loren N. Risenhoover P.S. 1/15/2026
CITY OF ALBUQUERQUE SURVEYOR DATE

ENVIRONMENTAL HEALTH DATE

CODE ENFORCEMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

PARKS & RECREATION DEPARTMENT DATE

Kana Radius 3/10/2026
A.M.A.F.C.A. DATE

CITY ENGINEER DATE

HYDROLOGY DATE

PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

THE DEVELOPMENT HEARING OFFICER (DHO) APPROVED THIS PLAT AND _____, ON _____, 2026.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-016-061-526250-1-03-04
PROPERTY OWNER OF RECORD: CYNTHIA A. MECHEMBIER, SCOTT C. LARDNER, VINCENT J. LARDNER III

BERNALILLO COUNTY TREASURER'S OFFICE: _____

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO 1) CREATE TRACTS A-1-A AND A-1-B FROM TRACT A-1, 2) VACATE EASEMENTS AS SHOWN HEREON, AND 3) GRANT EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

DRB PROJ. NO. PR-2022-007507 GROSS SUBDIVISION ACREAGE 3.4641 ACRES
ZONE ATLAS INDEX NO. F-16-Z CURRENT ZONING NR-LM
DATE OF SURVEY JULY 2025
TOTAL NO. OF LOTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- ALBUQUERQUE CONTROL STATIONS USED:
A. ALBUQUERQUE CONTROL STATION "NDC-14" DATA:
STANDARD AMAFCA BRASS DISK
NAD 83 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,534,158.190 U.S. SURVEY FEET Y=1,504,925.386 U.S. SURVEY FEET
COMBINED GROUND TO GRID FACTOR = 0.999672483
DELTA ALPHA = -0°12'6.36"
- ALBUQUERQUE CONTROL STATION "NDC-13-1A2" DATA:
STANDARD AMAFCA BRASS DISK
NAD 83 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,534,172.595 U.S. SURVEY FEET Y=1,506,822.678 U.S. SURVEY FEET
COMBINED GROUND TO GRID FACTOR = 0.999672713
DELTA ALPHA = -0°12'6.40"
- FIELD SURVEY PERFORMED JULY 2025.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORD DOCUMENTS SHOWN IN DOCUMENTS USED ON THIS SHEET.
- BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE BASED ON A LINE BETWEEN THE STATIONS LISTED IN NOTE 1 HAVING A BEARING OF N.00°25'28"E.
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" AND DEPICTED AS, UNLESS OTHERWISE INDICATED.

DOCUMENTS USED:

- SPECIAL WARRANTY DEED FILED ON DECEMBER 30, 2024 IN DOCUMENT NUMBER 2024093740 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
- PLAT ENTITLED, "LLD SUBDIVISIONS" FILED ON SEPTEMBER 25, 2014 IN DOCUMENT NUMBER 2014076847 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
- PLAT ENTITLED, "A.M.A.F.C.A. NORTH DIVERSION CHANNEL AND INLET CHANNELS DRAINAGE RIGHT-OF-WAY PHASE 4" FILED ON OCTOBER 11, 1996, IN DOCUMENT NUMBER 1996112814 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
- PLAT ENTITLED, "NORTH SWITCHING STATION ADDITION" FILED ON OCTOBER 16, 1973, IN DOCUMENT NUMBER 1973078063 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
- PLAT ENTITLED, "LLD SUBDIVISION" FILED ON MARCH 26, 2004, IN DOCUMENT NUMBER 2004039635 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
- NMSHD 1-25 RIGHT-OF-WAY MAP, UI-025-4(52)228 DATED JULY 30, 1984.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

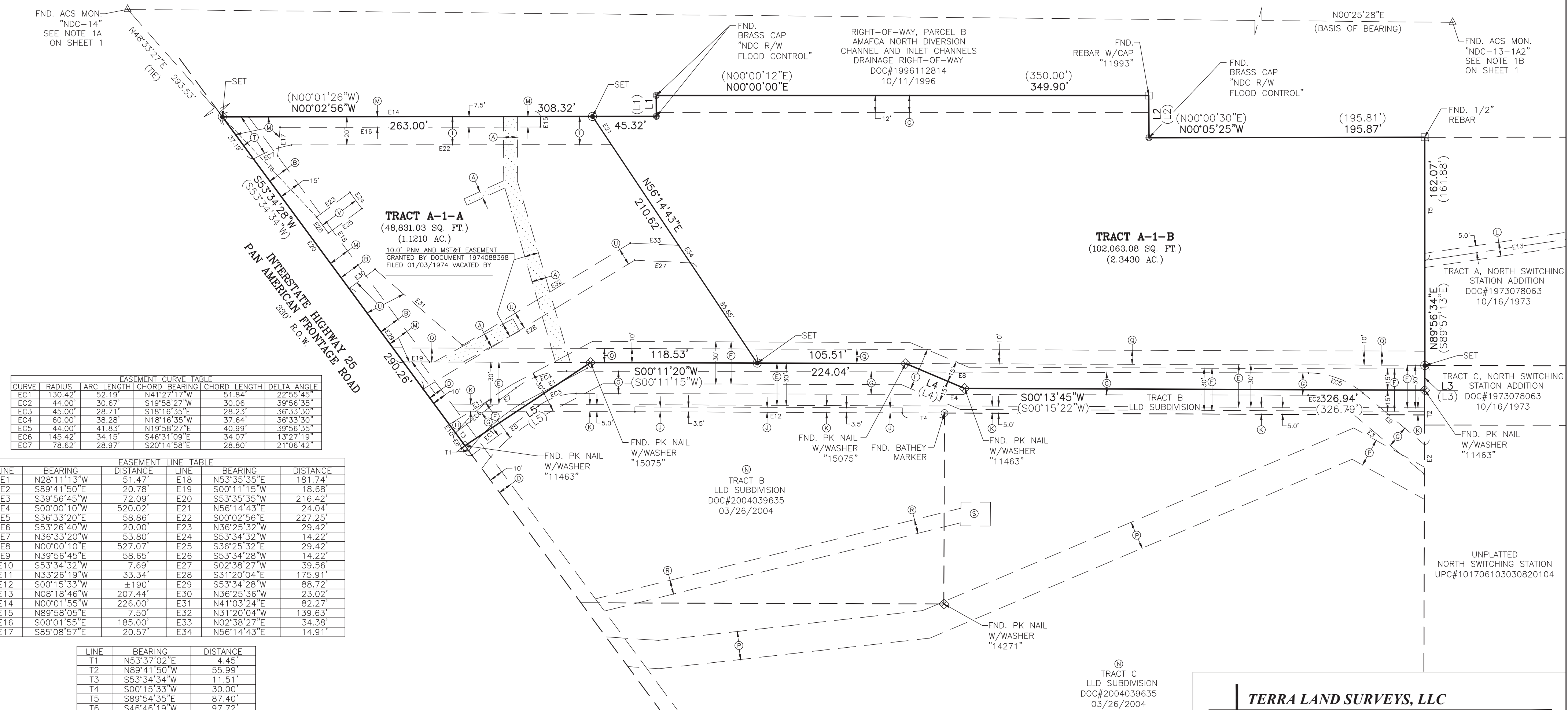
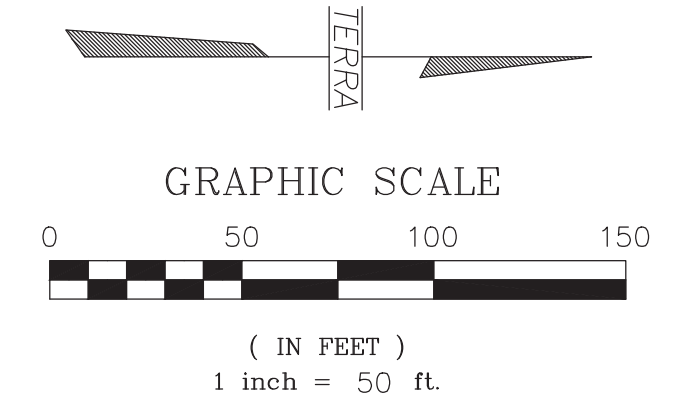
Christopher A. Medina JAN. 14, 2026
CHRISTOPHER A. MEDINA, NMPLS NO. 15702 DATE

EASEMENT LEGEND:

- (A) 10.0' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT 1974088398 FILED 01/03/1974 VACATED PER VACATION ACTION
- (B) 15.0' GAS, MST&T AND CITY OF ALBUQUERQUE EASEMENT GRANTED BY DOCUMENT 1974088398 FILED 01/03/1974
- (C) 12.0' PNM EASEMENT GRANTED BY DOCUMENT 1974088398 FILED 01/03/1974
- (D) 10.0' PUBLIC UTILITY EASEMENT GRANTED BY DOCUMENT 1999104993 FILED 08/10/1999
- (E) 30.0' SOUTHERN UNION GAS COMPANY (NMGC) EASEMENT GRANTED BY DOCUMENT FILED 11/03/1955, BOOK D332, PAGE 99 (PER DOCUMENT 2014076847)
- (F) 30.0' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT 2004044032 FILED 04/02/2004, FIRST AMENDMENT TO CROSS EASEMENT GRANTED BY DOCUMENT 2014016539 FILED 02/27/2014
- (G) PNM ROAD R.O.W. EASEMENT GRANTED BY DOCUMENT 2000034476 FILED 04/10/2000
- (H) ADDITIONAL PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT 2014076847 FILED 09/25/2014
- (J) 3.5' LANDSCAPE EASEMENT GRANTED BY DOCUMENT 1999104993 FILED 08/10/1999
- (K) 5.0' PNM EASEMENT GRANTED BY DOCUMENT 1999104993 FILED 08/10/1999
- (L) 10.0' DRAINAGE EASEMENT AND AGREEMENT GRANTED BY DOCUMENT 2015111690 FILED 12/28/2015 (OFFSITE)
- (M) PNM EASEMENT GRANTED BY DOCUMENT 2019066122 FILED 08/07/2019
- (N) BLANKET ACCESS EASEMENT FOR TRACTS B AND C, LLD SUBDIVISION GRANTED BY DOCUMENT 2023035457 FILED 06/07/2023 (OFF SITE)
- (P) 20.0' PNM EASEMENT GRANTED BY DOCUMENT 2000034475 FILED 04/10/2000 (OFF SITE)
- (Q) 10.0' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT 1978050288 FILED 07/11/1978
- (R) PNM EASEMENT GRANTED BY DOCUMENT 2024063612 FILED 09/10/2024 (OFF SITE)
- (S) PNM EASEMENT GRANTED BY DOCUMENT 2024063608 FILED 09/10/2024 (OFF SITE)
- (T) 20.0' EMERGENCY ENTRANCE/EXIT EASEMENT TO BE GRANTED BY THIS PLAT
- (U) 12' WIDE PRIVATE SANITARY SEWER EASEMENT TO BE GRANTED BY THIS PLAT, THE USE AND BENEFIT OF THE SANITARY SEWER LINE SHALL BE MAINTAINED BY THE OWNER OF TRACT A-1-B. TOGETHER WITH, A PRIVATE WATER EASEMENT GRANTED BY THIS PLAT THE USE AND BENEFIT OF THE POTABLE WATERLINE AND ACCOMMODATIONS SHALL BE SOLELY THAT OF THE OWNER OF TRACT A-1-B.
- (V) MONUMENT SIGN EASEMENT FOR THE SOLE BENEFIT AND IDENTIFICATION OF THE BUSINESS LOCATED ON TRACT A-1-B, TO BE MAINTAINED BY THE OWNERS OF TRACT A-1-B TO BE GRANTED BY THIS PLAT

**PLAT OF
TRACTS A-1-A AND A-1-B
LLD SUBDIVISION
SITUATE WITHIN
PROJECTED SECTIONS 34 & 35, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026**

| BOUNDARY LINE TABLE | | |
|---------------------|------------------------------|----------------------|
| LINE | BEARING | DISTANCE |
| L1 | S89°44'32"W (S89°49'31"W) | 14.87' (14.75') |
| L2 | N89°37'39"E (N89°42'04"E) | 30.01' (30.00') |
| L3 | S89°33'38"E (S89°51'09"E) | 17.50' (17.50') |
| L4 | S22°50'24"W (S22°55'16"W) | 45.32' (45.33') |
| L5 | S33°31'09"E (S33°26'19"E) | 106.93' (106.83') |



| EASEMENT CURVE TABLE | | | | | | |
|----------------------|---------|------------|---------------|--------------|-------------|--|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE | |
| EC1 | 130.42' | 52.19' | N41°27'17"W | 51.84' | 22°55'45" | |
| EC2 | 44.00' | 30.67' | S19°58'27"W | 30.06' | 39°56'35" | |
| EC3 | 45.00' | 28.71' | S18°16'35"E | 28.23' | 36°33'30" | |
| EC4 | 60.00' | 38.28' | N18°16'35"W | 37.64' | 36°33'30" | |
| EC5 | 44.00' | 41.83' | N19°58'27"E | 40.99' | 39°56'35" | |
| EC6 | 145.42' | 34.15' | S46°31'09"E | 34.07' | 13°27'19" | |
| EC7 | 78.62' | 28.97' | S20°14'58"E | 28.80' | 21°06'42" | |

| EASEMENT LINE TABLE | | | | | |
|---------------------|-------------|----------|------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| E1 | N28°11'13"W | 51.47' | E18 | N53°35'35"E | 181.74' |
| E2 | S89°41'50"E | 20.78' | E19 | S00°11'15"W | 18.68' |
| E3 | S39°56'45"W | 72.09' | E20 | S53°35'35"W | 216.42' |
| E4 | S00°00'10"W | 520.02' | E21 | N56°14'43"E | 24.04' |
| E5 | S36°33'20"E | 58.86' | E22 | S00°02'56"E | 227.25' |
| E6 | S53°26'40"W | 20.00' | E23 | N36°25'32"W | 29.42' |
| E7 | N36°33'20"W | 53.80' | E24 | S53°34'32"W | 14.22' |
| E8 | N00°00'10"E | 527.07' | E25 | S36°25'32"E | 29.42' |
| E9 | N39°56'45"E | 58.65' | E26 | S53°34'28"W | 14.22' |
| E10 | S53°34'32"W | 7.69' | E27 | S02°38'27"W | 39.56' |
| E11 | N33°26'19"W | 33.34' | E28 | S31°20'04"E | 175.91' |
| E12 | S00°15'33"W | ±190' | E29 | S53°34'28"W | 88.72' |
| E13 | N08°18'46"W | 207.44' | E30 | N36°25'36"W | 23.02' |
| E14 | N00°01'55"W | 226.00' | E31 | N41°03'24"E | 82.27' |
| E15 | N89°58'05"E | 7.50' | E32 | N31°20'04"W | 139.63' |
| E16 | S00°01'55"E | 185.00' | E33 | N02°38'27"E | 34.38' |
| E17 | S85°08'57"E | 20.57' | E34 | N56°14'43"E | 14.91' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| T1 | N53°37'02"E | 4.45' |
| T2 | N89°41'50"W | 55.99' |
| T3 | S53°34'34"W | 11.51' |
| T4 | S00°15'33"W | 30.00' |
| T5 | S89°54'35"E | 87.40' |
| T6 | S46°46'19"W | 97.72' |

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 2 OF 2
TERRA PROJECT NO. 2025-095

4741 Pan American Freeway NE _Public Notice Inquiry Sheet Submission

1 message

Flores, Suzanna A. <Suzannaflor@cabq.gov>

Thu, Mar 19, 2026 at 12:12 PM

To: "jag@jagpandz.com" <jag@jagpandz.com>

Dear Applicant:

As of March 19, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflor@cabq.govWebsite: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, March 18, 2026 5:04 PM
To: Office of Neighborhood Coordination <jag@jagpandz.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87149

Subject Site Information

Legal description of the subject site for this project:

Tract A-1, LLD Subdivision

Physical address of subject site:

4741 Pan American Freeway NE

Subject site cross streets:

Interstate 25 and Chappell

Other subject site identifiers:

North of I-25 and east of North Diversion Channel

This site is located on the following zone atlas page:

F-16

[Link for map](#)

[Captcha](#)



F-16 LLD Plat.pdf
996K

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007507
4771 Pan American NE

AGENDA ITEM NO: 6

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Pan American is classified as a Major Collector so a 6-foot wide sidewalk is requested along the frontage of this site. Please check with NMDOT-D3 to confirm this as this ROW is under NMDOT jurisdiction. A minimum 4-foot wide clear sidewalk path is required around all power poles and obstructions. Dedicate right-of-way such that right-of-way encompasses all public sidewalk.
2. For future development any unused curb cuts shall be replaced with curb and sidewalk.
3. For future development an approved TCL (Traffic Circulation Layout) will be required prior to site plan or building permit.
4. For the site development, please provide a Traffic Scoping form to determine if a TIS will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: June 18, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 06/18/25 -- **AGENDA ITEM:** #6

Project Number: PR-2022-007507

Application Number: PA-2025-00168

Project Name: 4741 Pan American fwy NE

Request: *Sketch Plat*

Lot split from 1 lot to 2 lots, granting of easements, and vacation of easements

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

*Items that need immediate attention are in **orange type***

BACKGROUND

- This is a request for a Sketch Plat review to split one existing lot into two separate lots. Additionally, the applicant team wishes to both vacate and dedicate easements for the subject property.
- The subject property is located within an Area of Change and falls within the boundaries of the North I-25 Community Planning Area (CPA). The property does not fall within the boundaries of any PT/MT/MS corridor areas.
- The subject property is zoned NR-LM (Non-Residential – Light Manufacturing) and is not located within any noted Overlay Zones.
- Per Transportation – “Pan American is classified as a Major Collector so a 6-foot-wide sidewalk is requested along the frontage of this site. Please check with NMDOT-D3 to confirm this as this ROW is under NMDOT jurisdiction. A minimum 4-foot-wide clear sidewalk path is required around all power poles and obstructions. Dedicate right-of-way such that right-of-way encompasses all public sidewalk.”

**(See additional comments on next pages)*

IDO/DPM COMMENTS

2-5(C)(2) Use and Development Standards

| Table 2-5-5: NR-LM Zone District Dimensional Standards Summary <i>See Table 5-1-3 for complete Dimensional Standards</i> | | |
|--|----------------------------|-----------------------------------|
| Site Standards | | |
| A | Lot width, minimum | N/A |
| B | Building coverage, maximum | N/A |
| Setback Standards | | |
| C | Front, minimum | 5 ft. |
| D | Side, minimum | 0 ft. |
| E | Rear, minimum | 0 ft. |
| Building Height | | |
| F | Building height, maximum | 65 ft. |
| | | >100 ft. from front lot line: N/A |

5-1(E) NON-RESIDENTIAL ZONE DISTRICTS

| Table 5-1-3: Non-residential Zone District Dimensional Standards UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table. | | | | |
|---|---|--|-------|-------|
| Zone District | NR-C | NR-BP | NR-LM | NR-GM |
| Site Standards | | | | |
| Lot width, minimum | N/A | 100 ft. | N/A | |
| Building coverage, maximum | N/A | 50% | N/A | |
| Setback Standards⁽¹⁾⁽²⁾ | | | | |
| Front, minimum | 5 ft. UC-MS-PT: 0 ft. | 20 ft. ⁽³⁾ | 5 ft. | |
| Front, maximum | N/A UC-MS-PT: 15 ft. | | N/A | |
| Side, minimum | 0 ft. | 10 ft. ⁽³⁾ | 0 ft. | |
| Side, maximum | N/A UC-MS-PT: Interior: N/A Street side of corner lots: 15 ft. | | N/A | |
| Rear, minimum | 0 ft. UC-MS-PT: 15 ft. | 10 ft. ⁽³⁾ | 0 ft. | |
| Rear, maximum | N/A | | | |
| Building Height⁽²⁾ | | | | |
| Building height, maximum | 38 ft. UC-MS-PT: 55 ft. | 65 ft. | | |
| | No maximum for portions of building >100 ft. from all lot lines | No maximum for portions of building >100 ft. from front lot line | | |

6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(2) Procedure

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(I) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications).

6-6(K)(2)(l) The applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

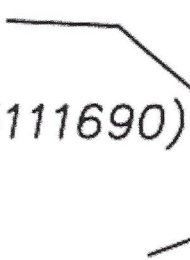
6-6(K)(3) Review and Decision Criteria

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.

GENERAL COMMENTS

- Please clarify any development changes, i.e. demolition, expansion, new structures, or new uses.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- Please provide update parking calculations for the subject property to ensure that the minimum will still be met for the underlying zoning requirements.
- The plat will need to be updated in some sections to reflect the current year. See picture below for reference.

EXISTING 10' WIDE DRAINAGE
EASEMENT AND AGREEMENT
(12/28/2015, DOC. NO. 2015111690)
VACATED BY THIS PLAT
(VA-2024_____)



- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'): <https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can refer to the checklist of items for this application featured in the following link: https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link: <https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link: https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled
 3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is **not** located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

***** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be

featured in a single PDF.

4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The title of the Plat or Infrastructure must follow the following naming scheme:
 - a. ***Plat: project number_application number_Plat_Approved_date of approval***
 - b. ***Infrastructure List: project number_application number_IL_Approved_date of approval.***

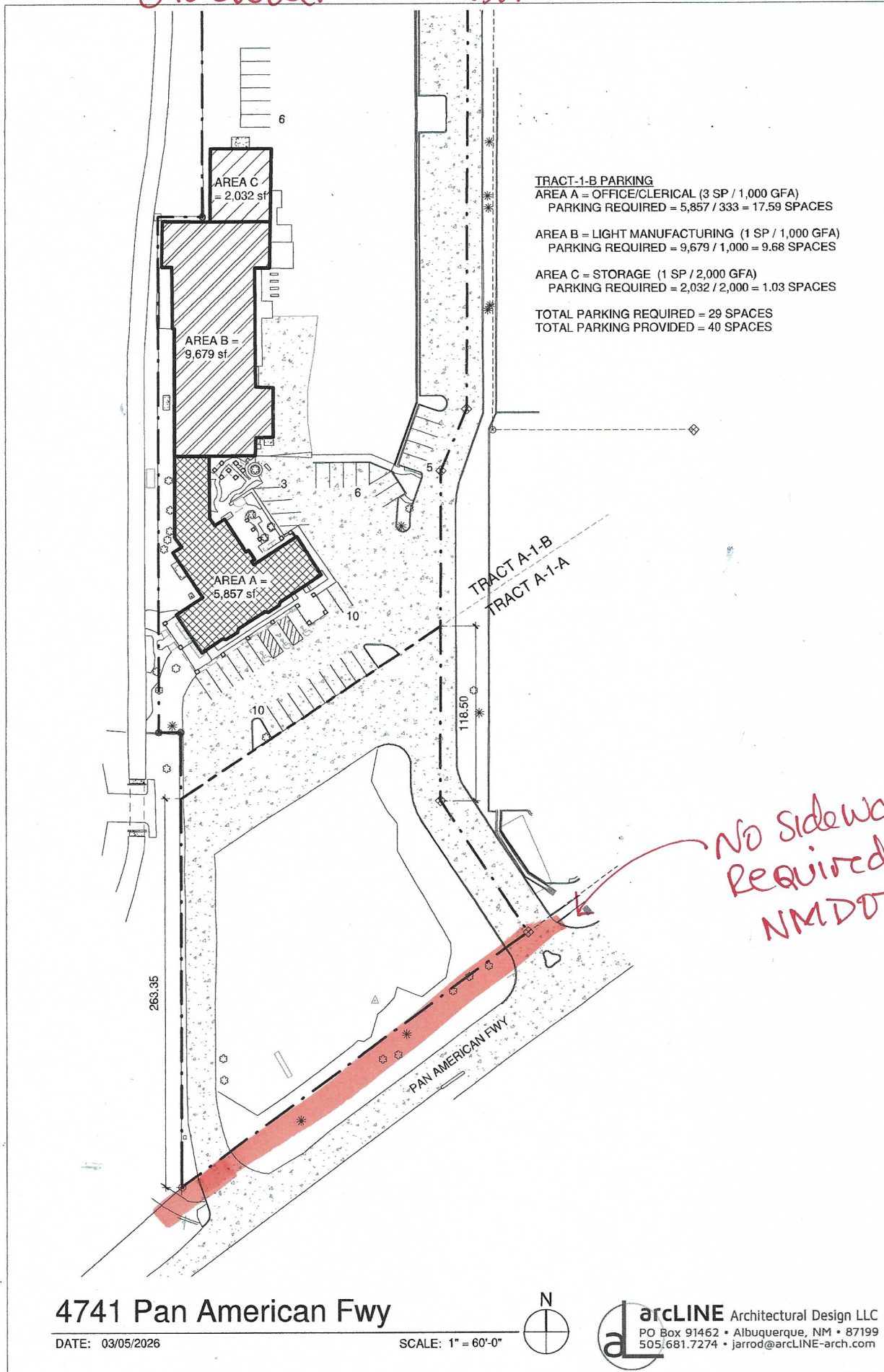


Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jacob Boylan
Planning Department

DATE: 6/18/25

Sidewalk Exhibit



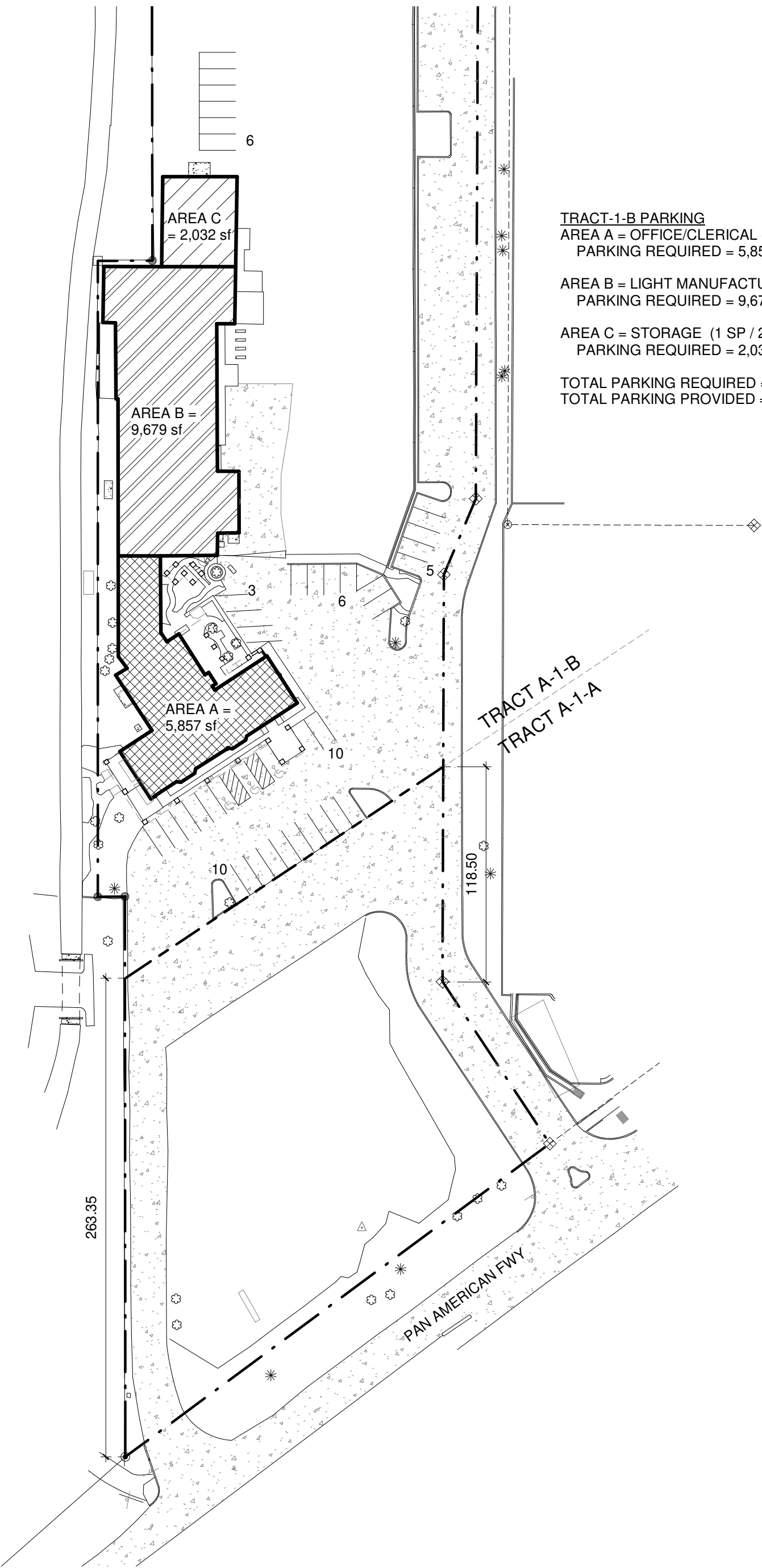
4741 Pan American Fwy

DATE: 03/05/2026

SCALE: 1" = 60'-0"



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TRACT-1-B PARKING
 AREA A = OFFICE/CLERICAL (3 SP / 1,000 GFA)
 PARKING REQUIRED = 5,857 / 333 = 17.59 SPACES

AREA B = LIGHT MANUFACTURING (1 SP / 1,000 GFA)
 PARKING REQUIRED = 9,679 / 1,000 = 9.68 SPACES

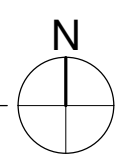
AREA C = STORAGE (1 SP / 2,000 GFA)
 PARKING REQUIRED = 2,032 / 2,000 = 1.03 SPACES

TOTAL PARKING REQUIRED = 29 SPACES
 TOTAL PARKING PROVIDED = 40 SPACES

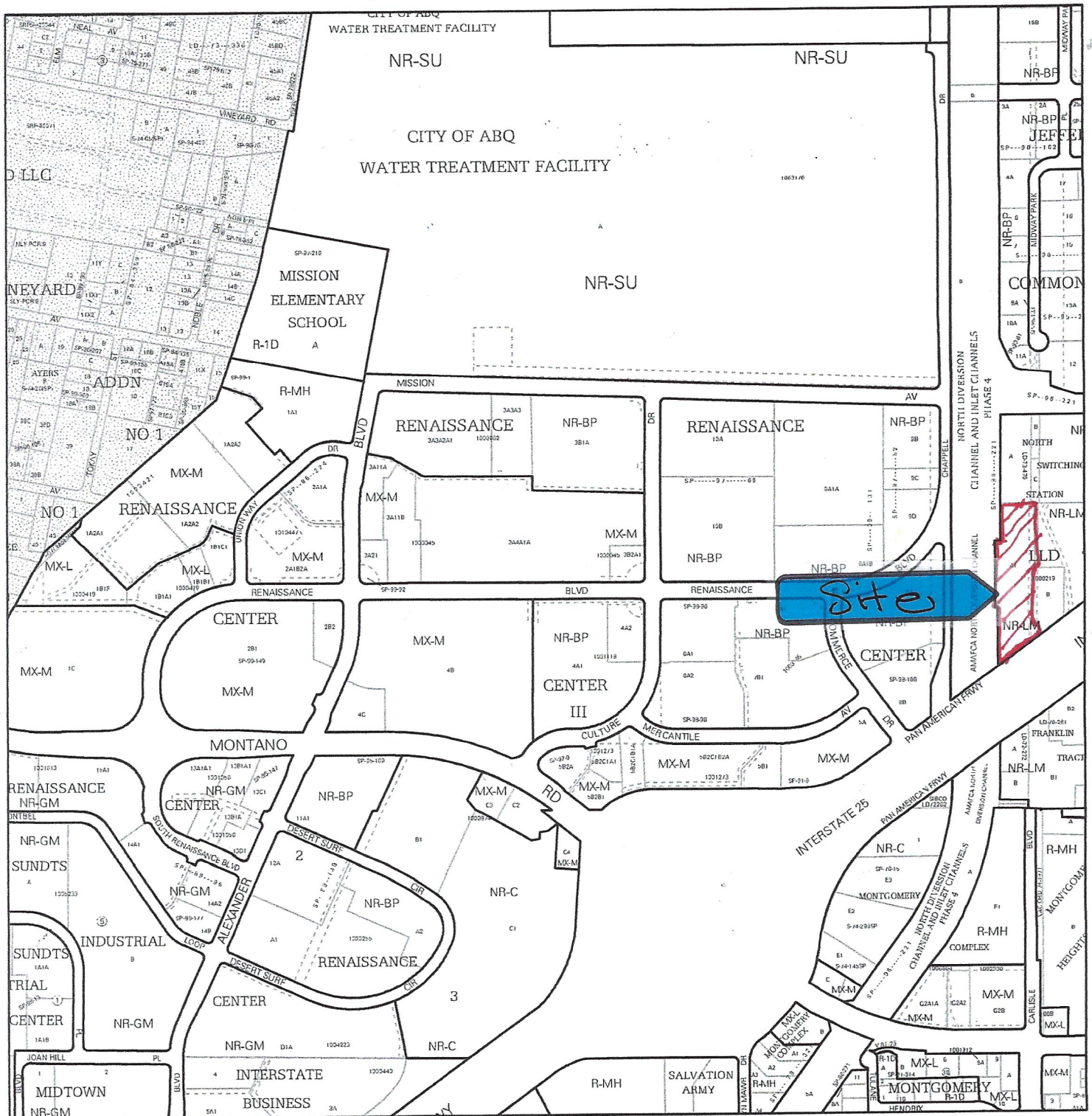
4741 Pan American Fwy

DATE: 03/05/2026

SCALE: 1" = 60'-0"



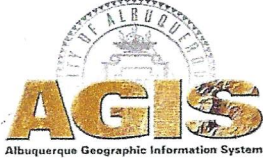
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

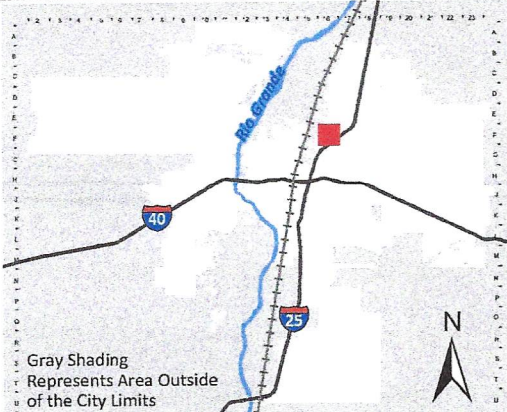
IDO Zone Atlas

May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet