



PLAN SNAPSHOT REPORT VAC-2026-00005 FOR CITY OF ALBUQUERQUE

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

Description: Vacate a Public Utility Easement.

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

Owner Cynthia Mechenbier Mobile: (505) 362-8903	Applicant Juanita Garcia P.O. Box 7857 Albuquerque, NM 87194 Business: (505) 362-8903
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Plan Custom Fields

Existing Project Number (If unknown, type N/A)	PR-2022-007507	Number of Existing Lots	1	Total Area of Site in Acres	3.4641
Site Location Located Between Streets	Interstate 25 and Osuna Road NE	Detailed Description of Vacated Easement	10' wide Public Utility Easement - Dedicated for PNM and MS&T, Granted by Document 1974088398 Filed 01/03/1974.	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	
Major Street Functional Classification	6 - urban interstate frontage	Public Property Entity	AMAFCA	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_3/23/2026.jp	03/23/2026 9:22	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	03/23/2026 15:49

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00084799	Vacation of Public Easement	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Technology Fee	\$29.75	\$29.75
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
Total for Invoice INV-00084799		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	04/08/2026	Scheduled	Vacation of Public Easement

PLAN SNAPSHOT REPORT (VAC-2026-00005)

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/23/2026 15:49	03/23/2026 16:15
Associate Project Number v.1	Generic Action		03/23/2026 15:49
Screen for Completeness v.1	Generic Action		03/23/2026 15:49
Verify Payment v.1	Generic Action		03/23/2026 16:15
Application Review v.1		03/23/2026 16:15	
DHO Hearing v.1	Hold Hearing	03/23/2026 16:15	03/23/2026 16:16
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

LAND DIVISION PLAT

LARDNER TRACT

IN SECTION 34 (AS PROJECTED), T11N, R3E, N.M.P.M.

89378

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 34 (AS PROJECTED), TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. WITHIN THE EXTERIOR BOUNDARIES OF THE ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SECTION LINE BETWEEN SECTIONS 34 & 35, T11N, R3E, N.M.P.M., WHENCE THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, T11N, R3E, BEARS N 00°10'23"E, 2425.20' FEET DISTANCE; THENCE, S 00°10'23" W, 725.34 FEET DISTANCE ALONG SAID SECTION LINE BETWEEN SECTIONS 34 & 35 TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF I-25 (NEW MEXICO STATE ROAD 422); THENCE, S 53°36'22" W, 216.32 FEET DISTANCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF I-25 TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY-NORTH DIVERSION CHANNEL (AMAFCA-NDC); THENCE, N 00°00'39" E, 308.33 FEET DISTANCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-NDC TO A POINT; THENCE, N 89°59'21" W, 15.00 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-NDC TO A POINT; THENCE, N 00°00'39" E, 350.00 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-NDC TO A POINT; THENCE, S 89°59'21" E, 30.00 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-NDC TO A POINT; THENCE, N 00°00'39" E, 195.83 FEET DISTANCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF AMAFCA-NDC TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S 89°49'37" E, 161.15 FEET DISTANCE TO THE NORTHEAST CORNER AND THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING 3.227 ACRES MORE OR LESS.

SURVEYED AND SUBDIVIDED AS THE SAME APPEARS HEREON AND COMPRISING LARDNER TRACT, ALBUQUERQUE, NEW MEXICO, IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF.

SIGNED: *Vincent J. Lardner, Jr.*
Vincent J. Lardner, Jr.

I, *Anselmo J. Montoya* HEREBY CERTIFY THAT ALL THE TAXES HAVE BEEN PAID IN FULL FOR THE PAST TEN (10) YEARS AND UP TO AND INCLUDING 1972, FOR ALL THE PROPERTY INCLUDED OF THE LARDNER TRACT UPON WHICH THIS CERTIFICATE APPEARS.

BY: *Anselmo J. Montoya*
Rio Grande Title Company

OUTSTANDING PRO RATA CHARGES FOR WATER AND SEWER INSTALLATIONS ARE \$42.42 AS OF 1/3, 1974.

[Signature]

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December 1973.

BY: *Laura Bailey*
Notary Public
MY COMMISSION EXPIRES 6-25-77

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on
328 JAN 3 1974
at 8:00 A.M. Recorded in Vol. B
of records of said County Folio 24
[Signature] Clerk & Recorder
Deputy Clerk

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY SUBSECTION 22.A.20 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

W. C. HARRIS by *[Signature]*
Planning Director, City of Albuquerque, N.M.
12-14-73 Date
5-73-49 SP

I, WILLIAM I. MATOTAN, NEW MEXICO PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 1593, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION AND/OR DIRECTIONS FROM NOTES OF AN ACTUAL FIELD SURVEY AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William I. Matotan
WILLIAM I. MATOTAN, P.E. & L.S. #1593
Professional Engineer and Land Surveyor

NOTES

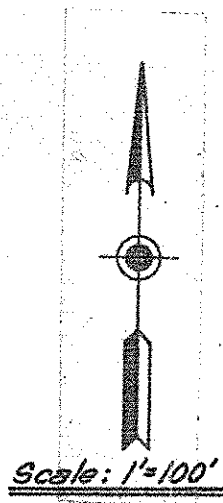
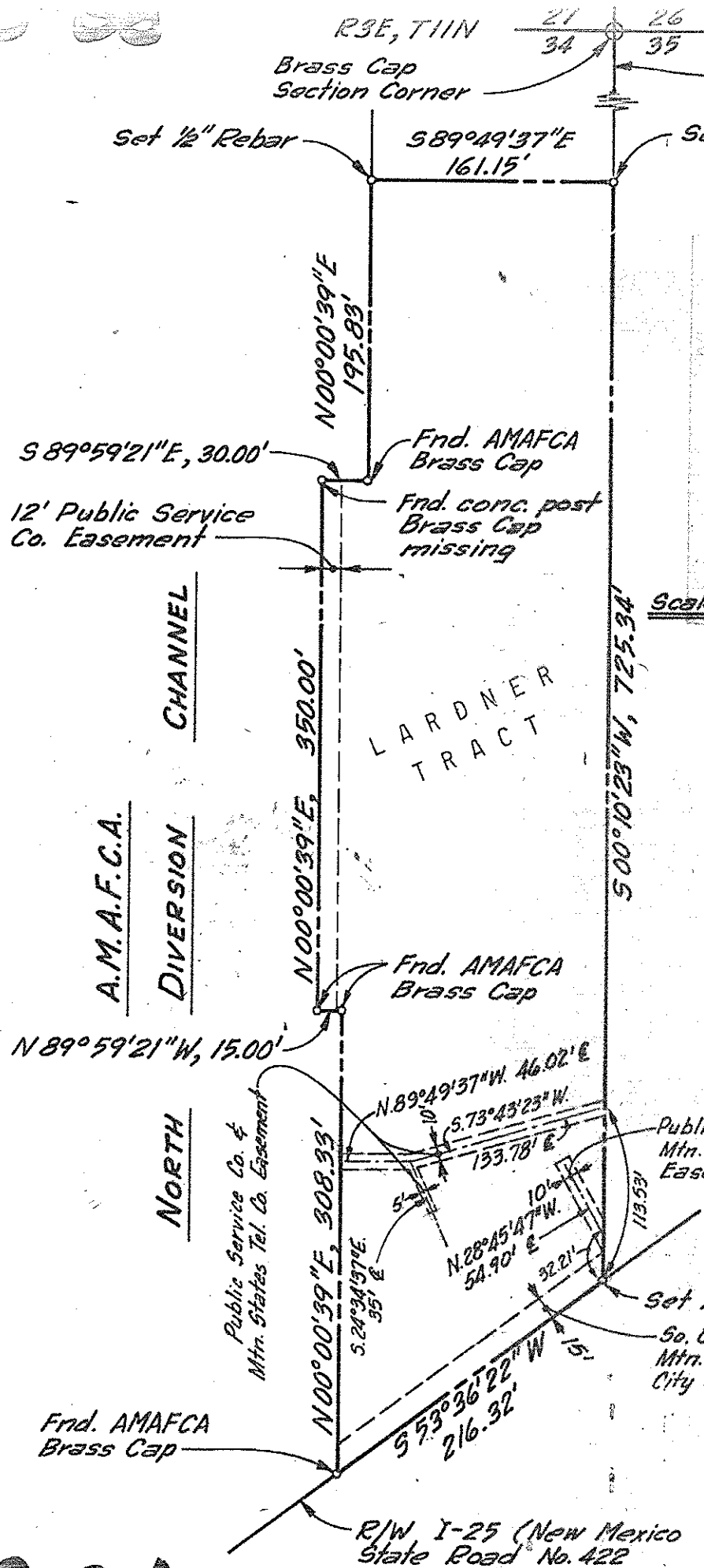
ALL BEARINGS SHOWN HEREON ARE BASED ON THE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE.

TO CONVERT STATE PLANE GRID BEARINGS TO GEODETIC BEARINGS ROTATE ALL GRID BEARINGS COUNTER-CLOCKWISE 0°12'12".
 $\Delta\alpha = -0^{\circ}12'12''$

PREPARED BY

WILLIAM MATOTAN & ASSOCIATES, INC. - ENGINEERS
ALBUQUERQUE, NEW MEXICO

DECEMBER, 1973 JCS 73-418

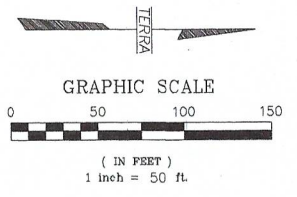


89-24

VACATION OF EASEMENT EXHIBIT

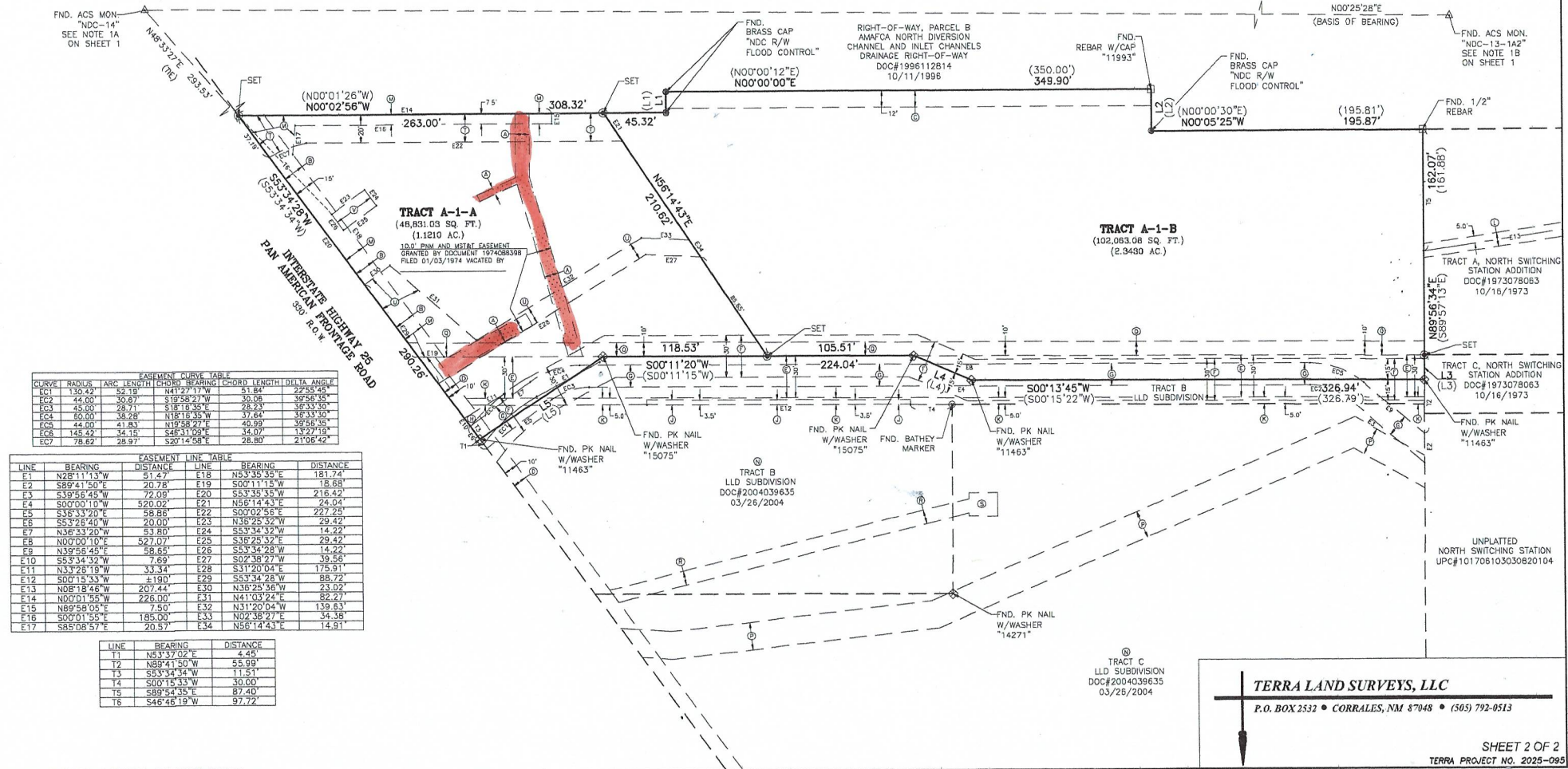
PLAT OF
TRACTS A-1-A AND A-1-B
LLD SUBDIVISION
SITUATE WITHIN
PROJECTED SECTIONS 34 & 35, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2026

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 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)
- (O) 10.0' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT 1978050288 FILED 07/11/1978
- (R) PNM EASEMENT GRANTED BY DOCUMENT 2024063812 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.



CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
EC1	130.42'	52.78'	N41°27'17"W	51.84'	22°55'45"	
EC2	44.00'	30.87'	S19°58'27"W	30.06'	36°53'35"	
EC3	45.00'	28.71'	S18°19'35"W	28.23'	36°33'35"	
EC4	80.00'	38.28'	N18°18'35"W	37.64'	36°53'35"	
EC5	44.00'	41.83'	N19°58'27"E	40.98'	36°53'35"	
EC6	145.42'	34.15'	S45°31'09"E	34.07'	13°27'19"	
EC7	78.62'	28.97'	S20°14'58"E	28.80'	21°06'42"	

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°00'19"W	520.02'	E21	N56°14'43"E	28.04'
E5	S33°32'00"E	48.86'	E22	S00°02'58"E	227.25'
E6	S5°28'48"W	20.00'	E23	N38°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	20.42'
E9	N39°05'45"E	58.65'	E26	S53°34'28"W	14.22'
E10	S5°34'32"W	7.89'	E27	S02°38'27"W	39.56'
E11	N3°28'18"W	33.34'	E28	S31°20'04"E	175.91'
E12	S00°15'33"W	1.80'	E29	S53°34'28"W	88.72'
E13	N08°18'48"W	207.44'	E30	N36°25'56"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	14.81'

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°41'50"E	87.40'
T6	S46°48'19"W	97.72'

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



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

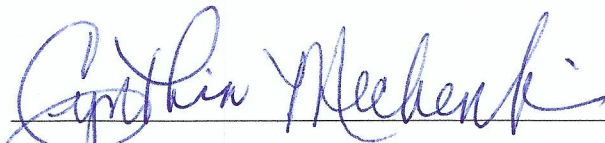
Juanita Garcia
Principal
JAG Planning and Zoning, LLC



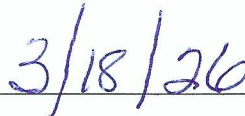
LETTER OF AUTHORIZATION

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

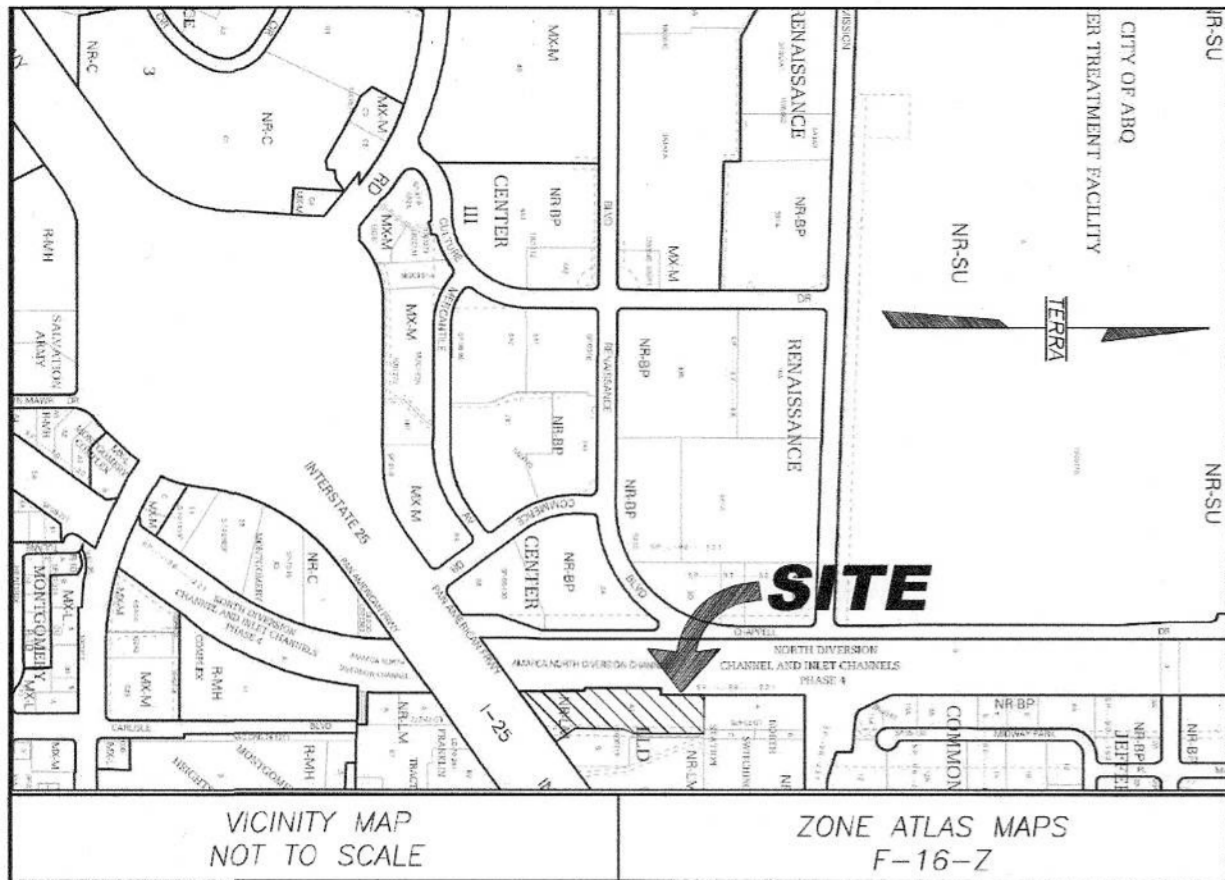
I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.



Cynthia Mechenbier
Trustee
Lardner Revocable Living Trust



Date



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 GRANITOR 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
JN EA 3/10/2026
NEW MEXICO GAS COMPANY
Jesse Cruz 3/12/26
CENTURY LINK
Mike Mortus 03-10-2026
XFINITY

CITY APPROVALS:

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

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.

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.

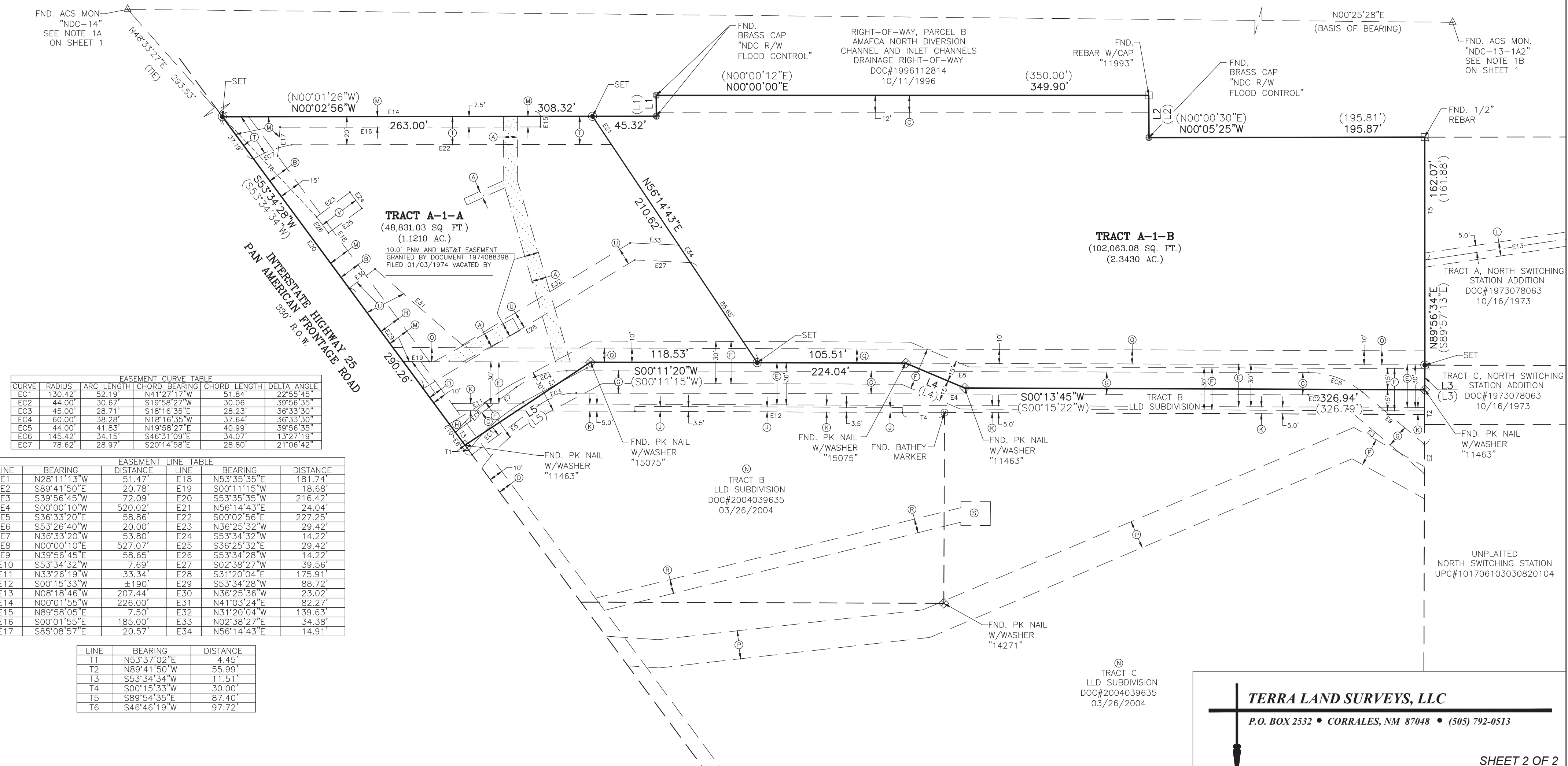
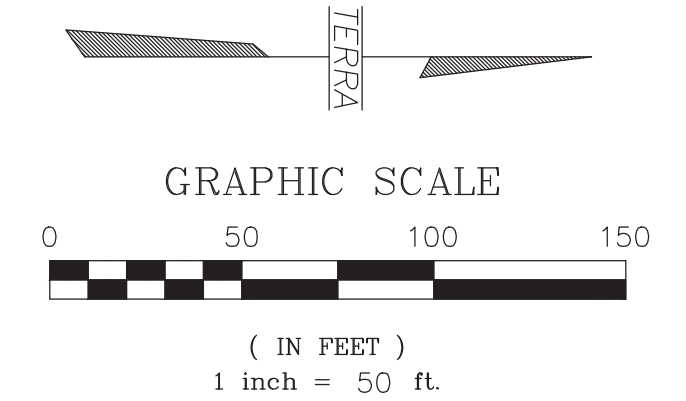
Christopher A. Medina JAN. 14, 2026
CHRISTOPHER A. MEDINA, NMPLS NO. 15702 DATE

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'

(N) TRACT C
LLD SUBDIVISION
DOC#2004039635
03/26/2004

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

SHEET 2 OF 2
TERRA PROJECT NO. 2025-095



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007507

PA-2025-00168 – SKETCH

All or a portion of: TR A-1 PLAT OF TR A-1 LLD SUBD zoned NR-LM, located at 4741 PANAMERICAN FWY NE containing approximately 3.4630 acre(s). (F-16)

REQUEST: To create two lots from one lot and vacate easements and grant easements as shown on the plat

IDO – 2025

COMMENTS

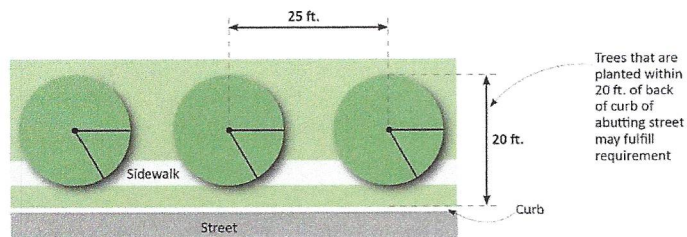
6.17.2025

- Subject property is adjacent to the North Diversion Channel and North Diversion Channel Trail.
- For future development, design requirements related to being adjacent to a City trail must be considered.
- For future development street trees will be required along Pan American Freeway per the IDO and the Street Tree Ordinance.

5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees

5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. (See figure below.)





Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2022-007507 Date: 6/18/2025 Agenda Item: #6 Zone Atlas Page: F-16

Legal Description: TR A-1 PLAT of TR A-1 LLD SUBD

Location: 4741 Panamerican Fwy NE

Request: To Create two lots from one lot and vacate easements and grant easements as shown on the plat.

Approved No Conditions

Approved W/Conditions

Not Approved

Application For: PA-2025-00168 - SKETCH

1. Please place a Request for Availability online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2022-007507 Hearing Date: 6/18/2025

Project: 4741 Pan American FWY NE Agenda Item No: 6

Sketch Plat

Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology needs to approved a Conceptual Grading & Drainage Plan prior to Sketch Plat approval to verify if a cross-lot drainage easement is required.
- Hydrology has no objection to the Vacations provided that any new drainage easements required will be added to the plat.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG

Delegated For: _____

SIGNED: I.L. SPSD SPBP FINAL PLAT

DEFERRED TO _____

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. No maximum for portions of building >100 ft. from all lot lines	65 ft. 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.

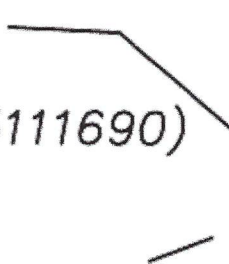
6-6(K)(3) Review and Decision Criteria

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-platting 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.

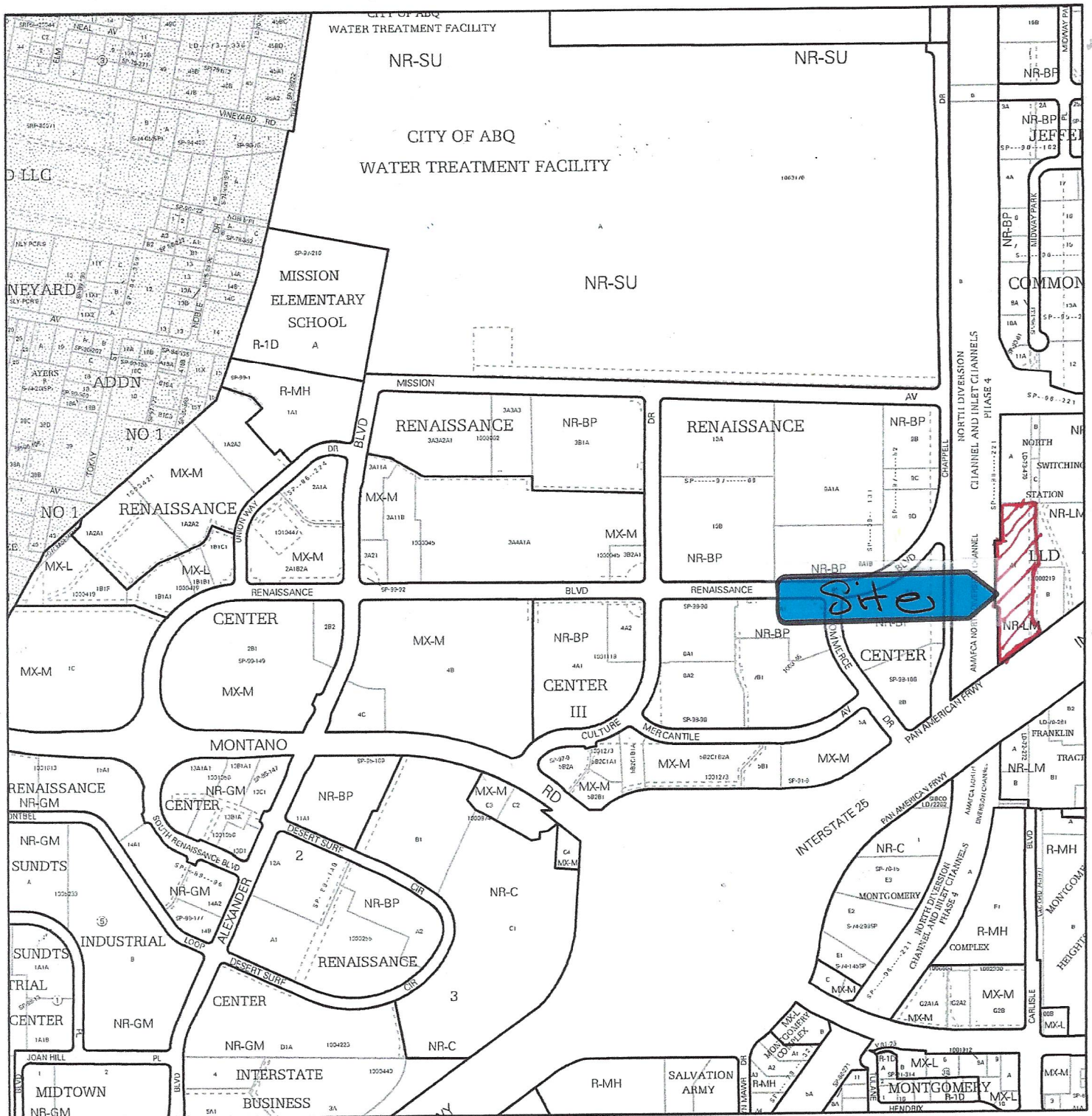
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The title of the Plat or Infrastructure must follow the following naming scheme:
 - a. ***Plat: project number_application number_Plat_Approved_date of approval***
 - b. ***Infrastructure List: project number_application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

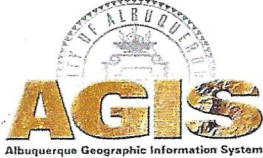
DATE: 6/18/25



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

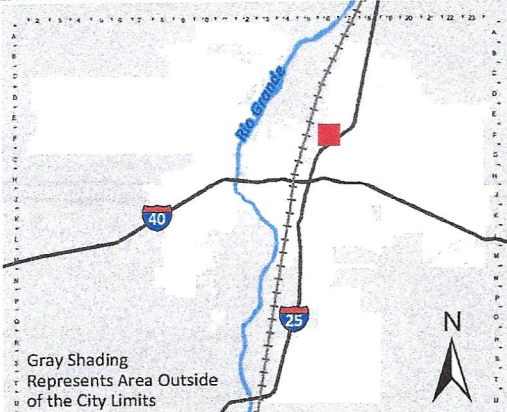
IDO Zone Atlas

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