



March 23, 2026

Development Hearing Officer  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> 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.

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**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