

**Dan Rich**  
**Homestead Hills Enterprises, LLC**  
**3200 Calle De Laura NW**  
**Albuquerque NM 87104**

Albuquerque City Planning Department

Re: Former CABQ PR: 2022-007508

PROPERTY: TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1 TAYLOR RANCH  
CONT 5.8787 AC, UPC #: 101106338012240925

April 22<sup>th</sup>, 2025

**JUSTIFICATION FOR REQUEST**

Dear City Planning Staff,

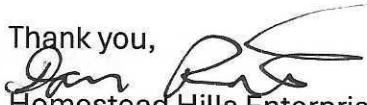
This application involves truncating the end of a PNM easement which was established in 2008 at the discretionary request of current owner, based at contemplated future development at that time. Development plans changed and there is no longer a need for the final approximately 30 foot section of this easement. This easement does not have any PNM infrastructure and there will never be a need for such. PNM has is aware of this situation, as they have signed the plat which demonstrates this small portion of the easement being vacated.

Further, this application is consistent with the IDO criteria listed below:

- **6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.** Reply: *There would be no net benefit gain to the public welfare by retaining the PNM easement as it currently exists. The portion of the PNM easement being vacated is not currently being used and has the potential to be developed for commercial use by the property owner.*

- **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.** *Reply: The development of the area would serve as a net benefit to the public welfare by providing more secure storage area for the public. There is also no substantial property right being abridged against the will of the owner as the owner is the one requesting the change.*

Thank you,



Homestead Hills Enterprises, LLC