



June 23, 2025

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for San Mateo Station, LLC C/O Phillips Edison & Company LTD, respectfully requests your review of a proposed Sketch Plat Application for the location of 4600 Cutler Ave NE, legally described as **Tract 3A-1, Pavilions at San Mateo Subdivision**, containing approximately 9.4144 acres. The site is not within an Overlay Zone and is partly within a 660' Major Transit Corridor, as identified within the Integrated Development Ordinance (IDO). The parcel has split zoning with NR-C along the western edge of the parcel and MX-M along the eastern edge of the parcel. However, in reviewing the aerial map of the site along with the zone map, none of the existing buildings appear to overlap the floating zone line.

The applicant intends to create six tracts from one tract as shown on the plat. The proposed legal description for the new Lots will be **Tracts 3-A-1-A & 3-A-1-B, 3-A-1-C, 3-A-1-D, & 3-A-1-E, Pavilions at San Mateo.**

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

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC