



**OFFICIAL NOTICE OF DECISION
April 8, 2026**

Mechenbier Cynthia A & Lardner Scott C & Lardner
Vincent J III
PO Box 90937
Albuquerque, NM 87199-0937

Project #: PR-2022-007507

Application #

**MINOR_PLT-2026-00014 - MINOR PLAT
VAC-2026-00005 – VACATION OF PUBLIC
EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of:

TR A-1 PLAT OF TR A-1 LLD SUBD CONT 3.4630 AC
zoned **NR-LM**, located at **4741 PAN AMERICAN FWY**
NE between INTERSTATE 25 and OSUNA ROAD NE
containing approximately **3.4641** acre(s). **(F-16)**

On April 8, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

MINOR_PLT-2026-00014 - MINOR PLAT

1. This is a request to split the subject property into two lots, Tract A-1-A, LLD Subdivision at 1.1210-acres in size, and Tract A-1-B, LLD Subdivision at 2.3430-acres in size. One lot has an existing business already situated on the property.
2. The subject property is zoned NR-LM (Non-Residential – Light Manufacturing) and is not located within any noted Overlay Zones.
3. 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.
4. Per 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 the 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. This request complies with this criterion.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

6. Per 6-6(K)(2)(I), 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. The applicant shall provide the City a digital copy of the recorded plat.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. A Sketch Plat review was completed on June 18, 2025 under the same project number. Review comments were provided to the applicant team.

VAC-2026-00005 – VACATION OF PUBLIC EASEMENT

1. The applicant's team is requesting a vacation of a Public Utility Easement (PUE) that was provided for PNM and MST&T by a recording in 1974.
2. PNM and MST&T (now owned by QWEST) have provided confirmation that the site has sufficient accommodations for their services.
3. Per 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.

4. 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.

CONDITIONS

Final sign-off of the Plat by the DFT staff is conditioned as follows:

Hydrology

- a. Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

Water Authority

- b. Please add a private water and sanitary sewer easement for the benefit of Tract A to access the water and sanitary sewer infrastructure.

Planning

- c. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k).
- d. The Application number must be added to the Final Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 24, 2026**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Brennon Williams

[Brennon Williams \(Apr 17, 2026 13:32:49 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihí bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiiiiit'aagoo, 600 2nd Kiiiiit'aa NW, Albuquerque, NM 87102.

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW, 阿爾伯克基，NM 87102。







PR-2022-007507_MinorPLT-2025-006236_NOD_DHO

Final Audit Report

2026-04-17

Created:	2026-04-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-04-16 - 9:12:56 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
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-  Email viewed by brennonwilliams295@gmail.com
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-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
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-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
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