



NM LAND SOLUTIONS LLC

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January 9, 2026

Dan Esquibel
Planning Manager
P.O. Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Re: 6411/6409 Airport Road ENN-Taco Bell Special/Conditional Use Permit & DP Amendment

Dear Mr. Esquibel,

I am writing to formally request an Early Neighborhood Notification (ENN) meeting requesting conditional use approval to allow Taco Bell quick service restaurant (QSR) to construct and operate within the existing Esplanade Village shopping center. A Development Plan Amendment to the current Esplanade Village Development Plan approved by the Planning Commission on February 10, 2010 and recorded in the office of the County Clerk on May 20, 2010 is also included due to the proposed decrease in the future building pad from 7,168 sq.ft to approximately 2,500 sq.ft. along with a lot line adjustment between the current lot lines of the subject Lot 7 (6411 Airport Road) and Lot 8 (6409 Airport Road).

The proposed establishment will consist of approximately 2,120 square feet and will be situated on Lot 7 and will consist of 0.9903+/- acres (43,140 sq.ft) after approval and recordation of the proposed lot line adjustment plat.

As you know, the SC1 (Planned Shopping Center) zoning district allows this type of use, contingent upon the acquisition of a Special Use Permit/Conditional Use Permit, particularly due to its proximity within 200 feet of residentially zoned properties on both sides of the road. Therefore, it is necessary for proposed QSR to undergo a review and receive approval from the Planning Commission.

Please let me know the potential dates and times for the ENN meeting so we can coordinate accordingly. I appreciate your attention to this request and look forward to your prompt response.

Dan Esquibel
6409 Airport Rd. ENN
January 9, 2026
Page 2 of 2

Included with this letter is the following documentation:

- Completed ENN application inclusive of response to ENN guidelines
- Signed authorization letter from property owner
- ENN notice letter.
- Public notice board template
- Adjoiner mailing list
- Site plan
- Warranty deed
- Approved plat of record and development plan.

Please let me know staff availability so we can schedule the ENN meeting within the next month. We look forward to engaging with the community and ensuring transparency throughout this process.

Thank you for your attention to this matter.

Sincerely,
Victoria Dalton

Victoria Dalton
NM Land Solutions LLC