

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 26, 2014

Project# 1009953
14DRB-70027 VACATION OF PUBLIC RIGHT OF WAY

HUITT-ZOLLARS, INC. agents for the CITY OF ALBUQUERQUE request the referenced/ above action for FIRST STREET SW located between 2ND ST SW and HAZELDINE AVE SW containing approximately .3625 acre. (K-14)

At its February 26, 2014 meeting, the Development Review Board concluded an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the vacation requests as shown on *the attached* Exhibit "C" and in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance. The Preliminary/ Final Plat was indefinitely deferred pending City Council approval of the vacation.

(A)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the required replat, the public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted street for roadway purposes based on the surrounding streets and proposed Rail Yards redevelopment.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing*, and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.


CONDITIONS:


1. Final vacated right of way disposition shall be through the City Real Estate Office.
2. The vacations shall be shown on a replat approved by the Development Review Board, and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

PROTEST: IT IS NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB'S DECISION, WHICH IS BY March 13, 2014.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing a protest. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair
HUITT-ZOLLARS, INC.
Cc:

3. **Project# 1010373**
15DRB-70066 VACATION OF PUBLIC
UTILITY EASEMENT
15DRB-70087 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agents for HYLIN LLC request the referenced/ above action on a portion of Lot 22-A, Block 109, **SNOW HEIGHTS ADDITION** zoned C-1, located on the south side of MENAUL BLVD NE between MORRIS ST NE and PROSPECT AVE NE containing approximately 2.0157 acres. (H-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH THE CONDITION THAT UTILITY COMPANIES ACKNOWLEDGE VIA SIGNATURE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EXPIRATION OF 15 DAY APPEAL PERIOD.**


4. **Project# 1003445**
15DRB-70020 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 

MULLEN HELLER ARCHITECTURE agents for THR PROPERTIES LLC request the referenced/ above action for Tract H, **FOUNTAIN HILLS PLAZA** zoned SU-1/ PDA, located on the northwest corner of EAGLE RANCH RD NW and PASEO DEL NOTRE NW containing approximately .9755 acre. (C-12) *[Deferred from 2/25/15]* **DEFERRED TO 3/18/15.**

5. **Project# 1002202**
15DRB-70070 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 

MODULUS ARCHITECTS agents for WINROCK PARTNERS LLC requests the referenced/ above action for a portion of Parcel A-1-A-1-A, **WINROCK CENTER ADDITION** zoned SU-3, located on the east side of LOUISIANA BLVD NE between I-40 and INDIAN SCHOOL RD NE. (J-19) *[Deferred from 2/25/15]* **DEFERRED TO 3/25/15.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1003275**
15DRB-70089 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1A1 PLAT OF TRS 1A1 & 1B1, EL RANCHO ATRISCO PHASE 3 zoned SU-1, located on UNSER BETWEEN LADERA AND MARKET containing approximately 10.9281 acre(s). (H-9 & 10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COMMENTS AND TO PLANNING FOR UTILITY COMPANY SIGNATURES AND FOR AGIS DXF.**

Complete
3-13-15

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009953 15DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: FIRST STREET SW

AGENT: HUITT-ZOLLARS, INC.

Your request was approved on 3-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

OK add zone boundary line

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

OK

P&F



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Hurtz, Zollars, Inc. PHONE: 892-5141
 ADDRESS: 333 Rio Rancho Blvd FAX: _____
 CITY: Bio Rancho STATE NM ZIP 87124 E-MAIL: scdd.nys@hurtz-zollars.com

APPLICANT: City of Albuquerque DMD PHONE: 768-3965
 ADDRESS: City County Building Room 302 FAX: _____
 CITY: Alb STATE NM ZIP 87102 E-MAIL: jmackenzie@cabq.gov

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Create Parcel 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. FIRST STREET R/W Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB 1009953, City Council: EC-14-69 (1009848)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddy DATE 5 MAR 15
 (Print Name) Scott Eddy Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>15 PRB - 70096</u>	<u>P/F</u>	_____	\$ <u>N/A</u>
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 11, 2015</u>			Total \$ <u>N/A</u>

JPC 3-4-15 Staff signature & Date Project # 1009953

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM -V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- NA 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - NA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - NA Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - NA Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required. - *submitted 3/5/15*

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

City of Albuquerque
 Applicant name (print)
Scott Edwards 3/5/15
 Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70096

Joe 3-4-15
 Planner signature / date
 Project # 1009953

March 5, 2015

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

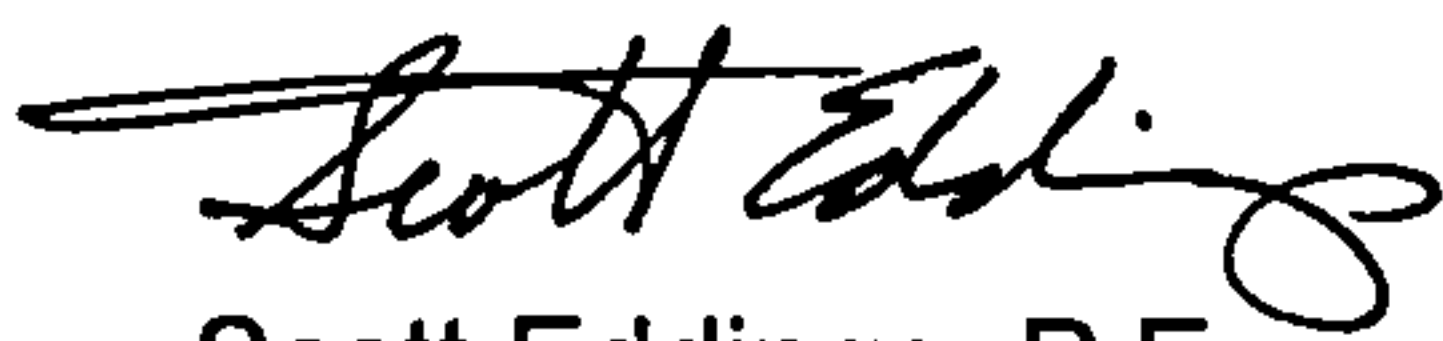
**RE: First Street Vacation
DRB-1009953
City Council EC-14-69
(Zone Atlas K-14)**

Dear Mr. Cloud:

The vacation action for a portion of First Street between Second Street and Hazeline Avenue was approved by City Council on May 8, 2014. Enclosed is the plat creating Parcel 1 which the City intends to retain ownership of. We have included a Public Utility Easement and Public Drainage Easement over the entire Parcel 1 for existing infrastructure.

Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Associate

CC: John MacKenzie, P.E., Department of Municipal Development



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

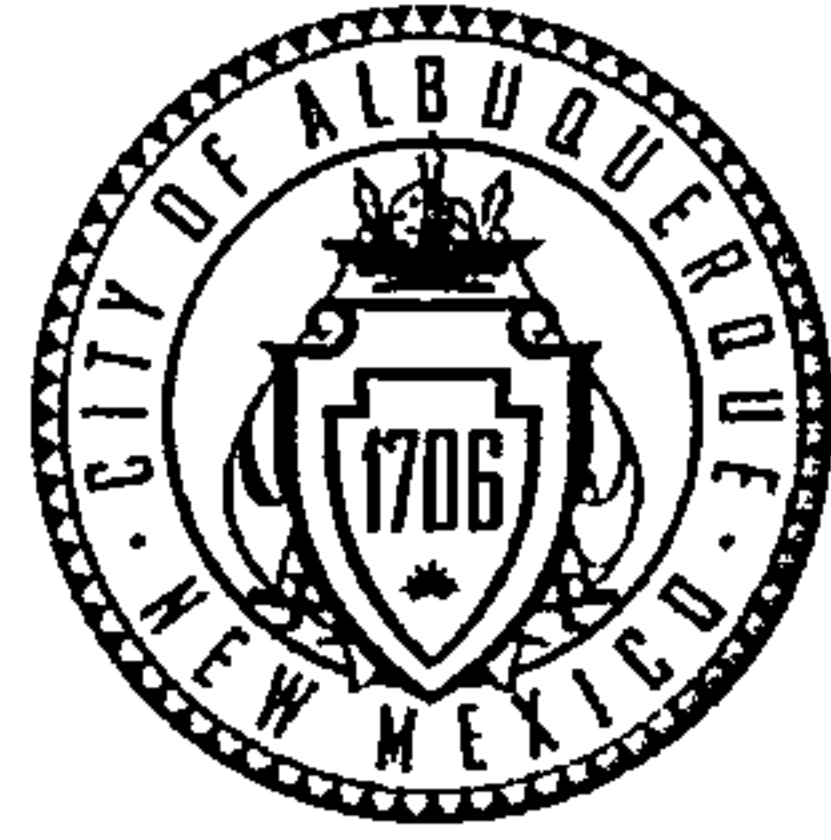
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

PROJECT #
1009953

March 11. 2015

Pit



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009953

WEDNESDAY, February 26, 2014

Comments must be received by:

Friday, February 21, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/31/2014 Issued By: BLDAVM 223966

Category Code **910**
2014 070 027

Application Number: 14DRB-70027, Vacation Of Public Right-Of-Way

Address:

Location Description: 1ST AND 2ND ST

Project Number: 1009953

Applicant
COA DMD

Agent / Contact
HUITT-ZOLLARS, INC.
SCOTT EDDINGS
333 RIO RANCHO DR NE, SUITE 101
RIO RANCHO NM 87124

NM

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$300.00
TOTAL:	\$395.00

City of Albuquerque Treasury
Date: 1/31/2014 Office: ANNEX
Stat ID: W5000007 Cashier: TRSBLC
Batch: 3189 Trans #: 9
Permit: 2014070027
Receipt Num 00176025
Payment Total: \$395.00
0900 APN Fee \$75.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$300.00
Check Tendered : \$300.00
American Expr Tendered : \$95.00

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

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Extension of preliminary plat approval expires after one year.

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 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

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 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date



Form revised **October 2007**

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70096

 Project # 1009953 Planner signature / date 3-4-15



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Hutt-Zollars, Inc.
 Professional/Agent (if any): Scott Eddings PHONE: 892-5141
 ADDRESS: 333 Rio Rancho Blvd FAX: 892-3259
 CITY: Rio Rancho STATE nm ZIP 87124 E-MAIL: Seddings@hutt-zollars.com

APPLICANT: COA-DMD PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: R/W Vacation - Portion of First St.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. First St. R/W Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): R-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 0 No. of proposed lots: 1 Total site area (acres): 0.32
 LOCATION OF PROPERTY BY STREETS: On or Near: First St. SE
 Between: First St. SE and Second St. SE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddings DATE 1/31/14
 (Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70027</u>	<u>VPR</u>	_____	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 395.00</u>

Hearing date Feb. 26, 2014

[Signature]
 Staff signature & Date 1-31-14

Project # 1009953

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)-1
 N/A The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
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DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.


- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
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- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
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- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
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 ___ Fee (see schedule)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT EDDINGS
 Applicant name (print)

 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
14 - DRB - 70027

Form revised 4/07

 Planner signature / date 1-31-14
 Project # 1009953



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Huitt-Zollars, Inc.

Professional/Agent (if any): Scott Eddings PHONE: 892-5141

ADDRESS: 333 Rio Rancho Blvd FAX: 892-3259

CITY: Rio Rancho STATE nm ZIP 87124 E-MAIL: Seddings@huitt-zollars.com

APPLICANT: GOA-DMD PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: R/W Vacation - Portion of First St.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. First St. R/W Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): R-14 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No. of existing lots: 0 No. of proposed lots: 1 Total site area (acres): 0.32

LOCATION OF PROPERTY BY STREETS: On or Near: First St. SE

Between: First St. SE and Second St. SE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddings DATE 1/31/14

(Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>14 DRB - 70027</u>	<u>VPR</u>	—	\$ <u>300.00</u>
—	<u>CMF</u>	—	\$ <u>20.00</u>
—	<u>ADV</u>	—	\$ <u>75.00</u>
—	—	—	\$ _____
—	—	—	\$ _____
Total			\$ <u>395.00</u>

Hearing date Feb. 26, 2014

1-31-14
Staff signature & Date

Project # 1009953

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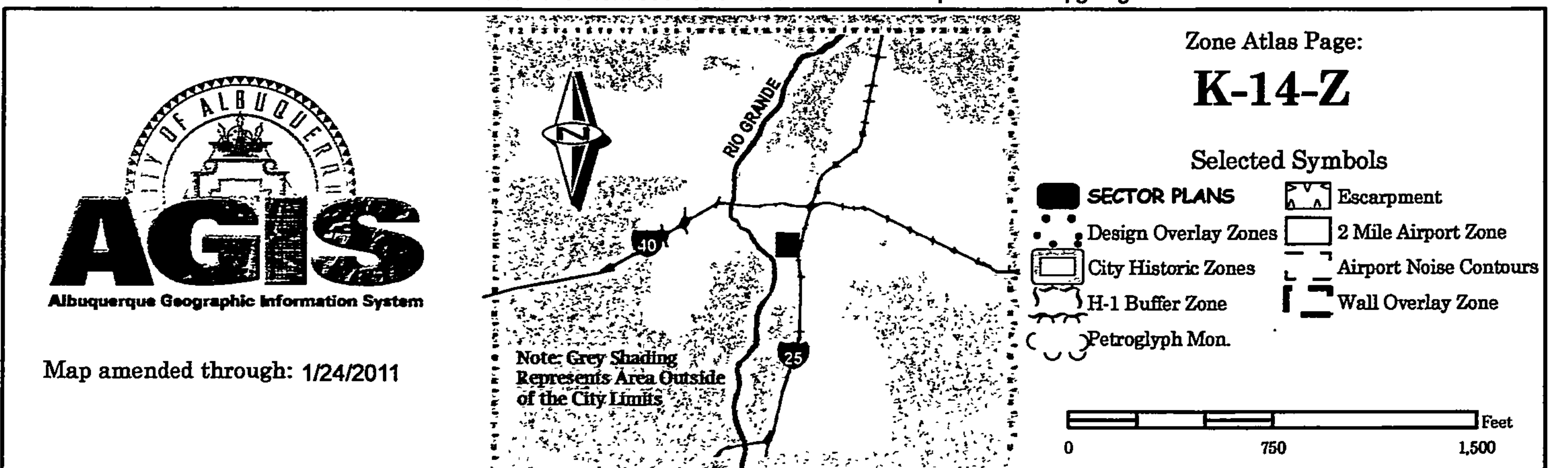
SCOTT EDDINGS
 Applicant name (print)
 Applicant signature / date



Form revised 4/07
 Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
 Application case numbers 14 - DRB - 70027
 Planner signature / date 1-31-14
 Project # 1009953



For more current information and more details visit: <http://www.cabq.gov/gis>



January 31, 2014

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

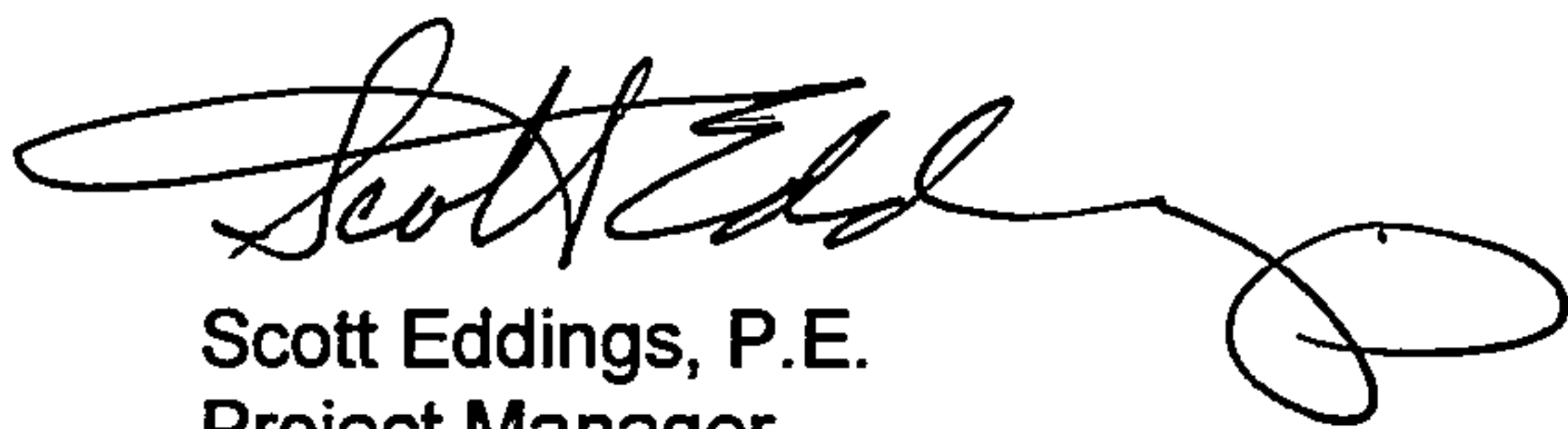
**RE: Request for Vacation of Public Right-of-Way – Portion of First Street
(Zone Atlas K-14)**

Dear Mr. Cloud:

On behalf of the City of Albuquerque this letter serves as formal request for the vacation of a portion of First Street right-of-way as shown in the attached Exhibit A. The vacation is a part of safety and traffic circulation improvements associated with recent improvements to Second Street. Existing utilities within the current First Street alignment shall remain in place and public utility easements shall be provided. The City of Albuquerque, Department of Municipal Development is the Applicant for this request.

The project falls within the Barelvas Sector Plan. Based on our research we understand the lands associated with the vacation will be zoned SU-2 WD (Mixed Use Warehouse District) as shown on pages 73 and 74 of the Sector Plan. There is not a minimum lot size with this zone. Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Project Manager

CC: Diane Sholtis, P.E., Department of Municipal Development

SKETCH PLAT FOR
 PARCEL A
 VACATION OF PORTION OF FIRST STREET RIGHT-OF-WAY
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014



VICINITY MAP K-14-Z NTS

PLAT DATA

DRB NO.		PLAT ACRES	0
NO. OF TRACTS	1	TRACT ACRES	0
ROAD MILES	0	ROAD ACRES	0
ZONE DESIGNATION		ROAD VACATION ACRES	0.3825

PARCEL A

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS SKETCH PLAT IS TO VACATE ADDITIONAL RIGHT-OF-WAY OF FIRST STREET SE.

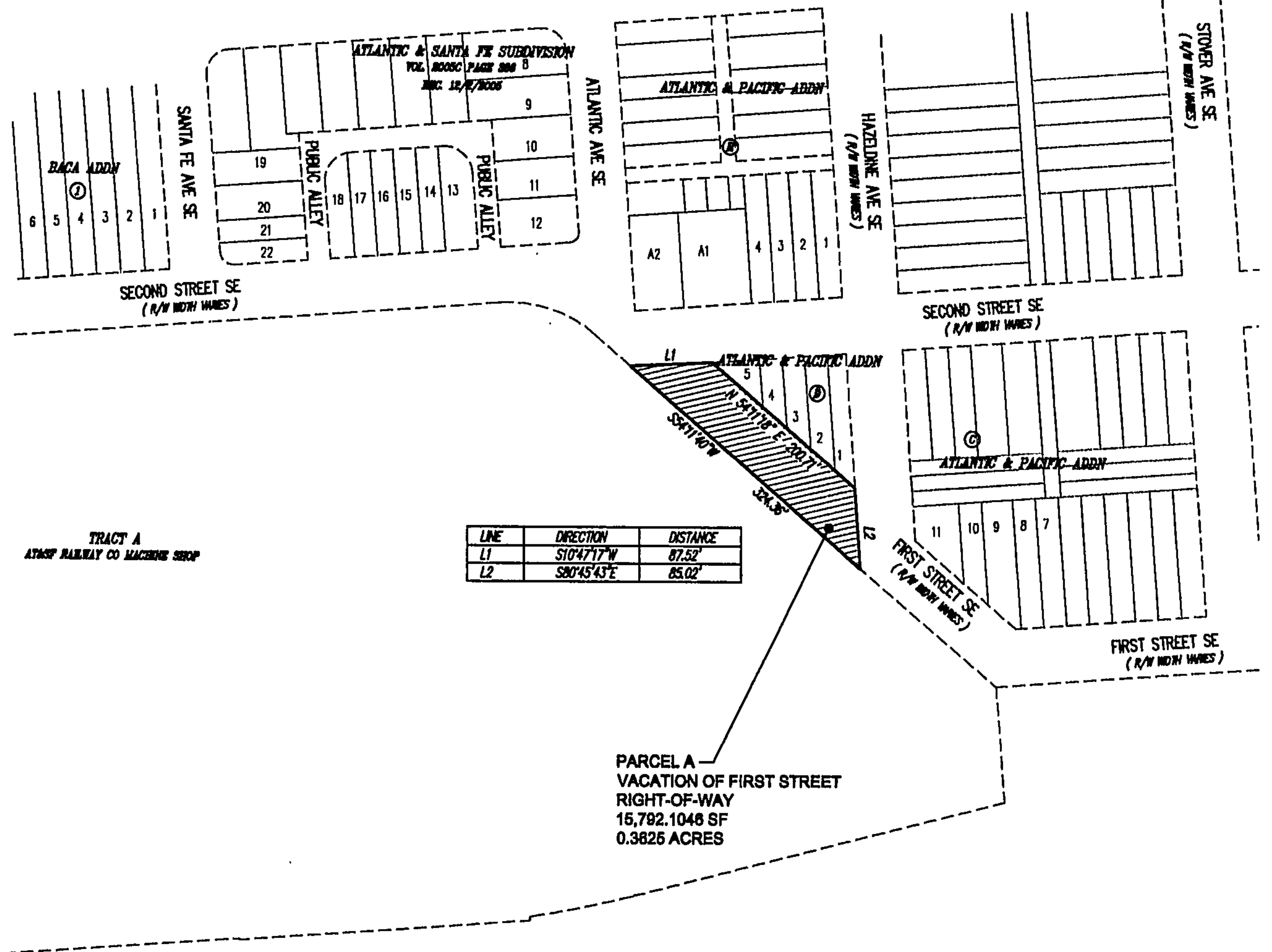
EASEMENTS

1. PUBLIC UTILITY EASEMENT/S SHALL BE CREATED AS PART OF THE PLAT FOR ALL EXISTING UTILITIES. IT IS NOT THE INTENT OF THIS PLAT TO DISRUPT EXISTING UTILITIES.

APPLICATION NO. _____

R/W VACATION CITY COUNCIL NO.

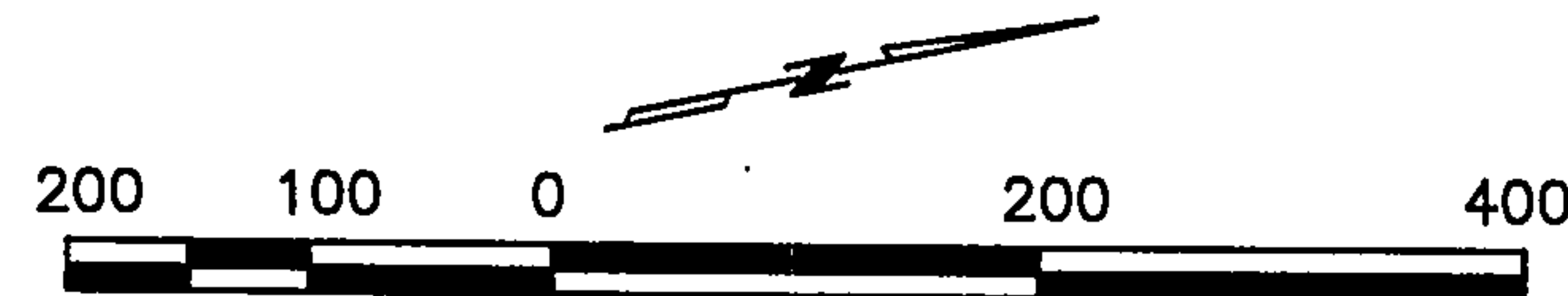
FIRST STREET:	0.3825 AC
---------------	-----------



TRACT A
 AT&SFP RAILWAY CO MACHINE SHOP

PARCEL A
 VACATION OF FIRST STREET
 RIGHT-OF-WAY
 15,792.1048 SF
 0.3825 ACRES

UNPLATTED - A.T. & S.F. RAILWAY SEOPS



SCALE: 1"=200'

SKETCH PLAT FOR
 PARCEL A
 VACATION OF PORTION OF FIRST STREET RIGHT-OF-WAY
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014



VICINITY MAP K-14-Z NTS

PLAT DATA

DRB NO.		PLAT ACRES	0
NO. OF TRACTS	1	TRACT ACRES	0
ROAD MILES	0	ROAD ACRES	0
ZONE DESIGNATION		ROAD VACATION ACRES	0.3625

PARCEL A

DISCLOSURE STATEMENT

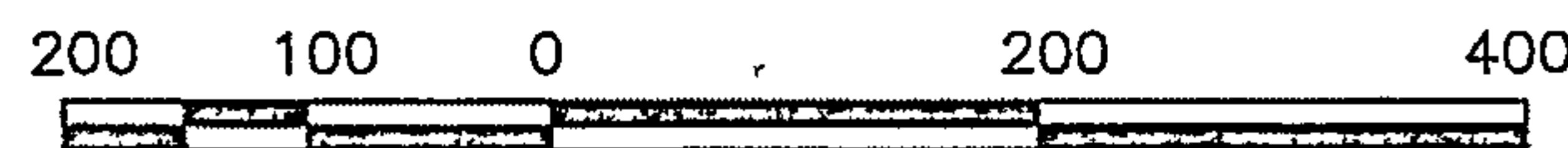
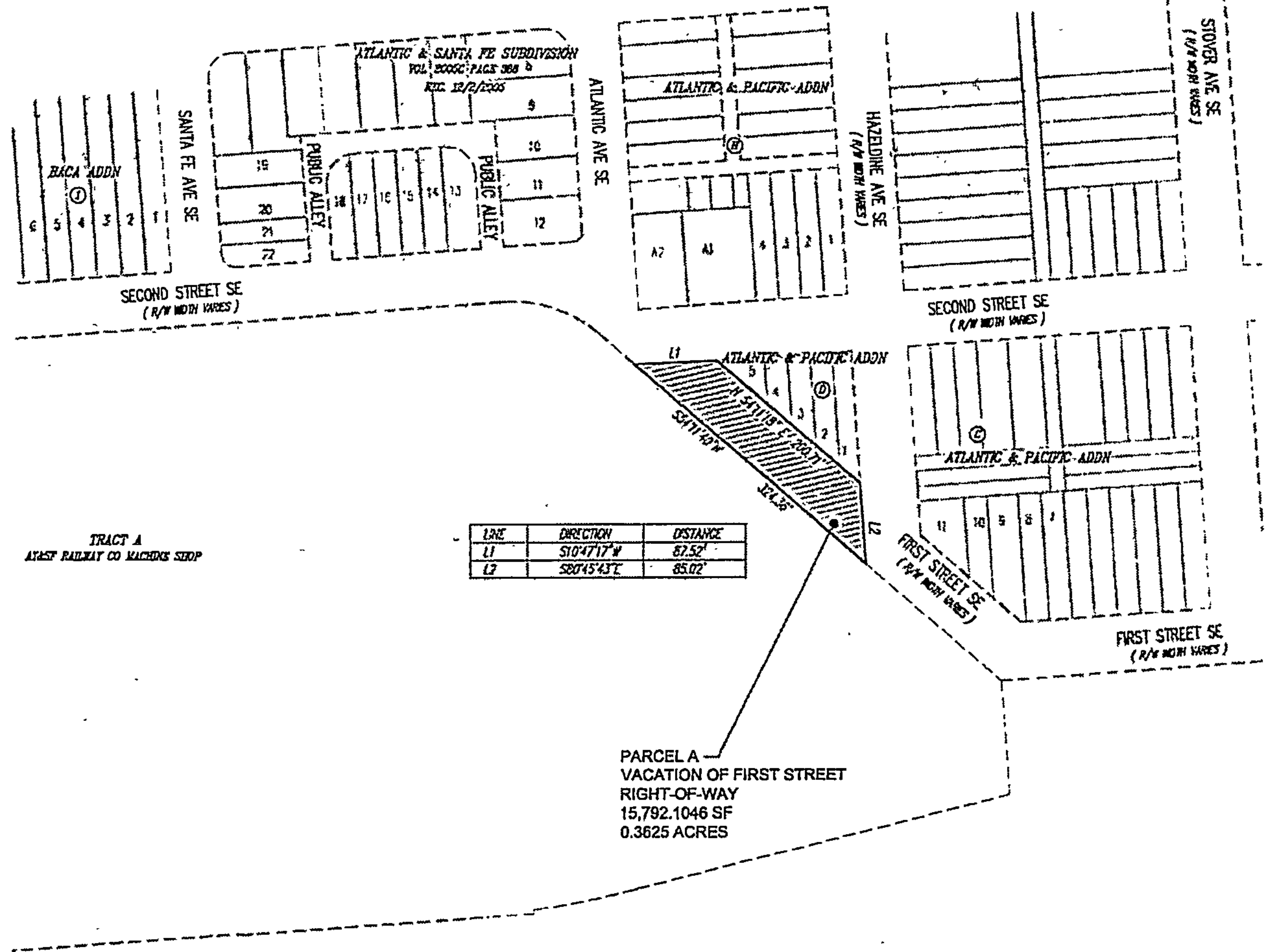
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APPLICATION NO.	
R/W VACATION	CITY COUNCIL NO.
FIRST STREET: 0.3625 AC	

Exhibit A

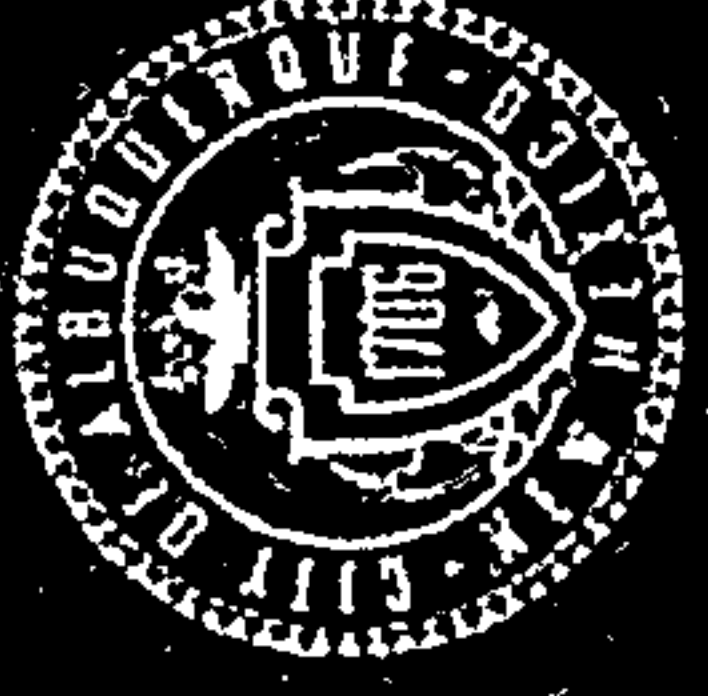


SCALE: 1"=200'

UNPLATTED - A.T. & S.F. RAILWAY SHOPS

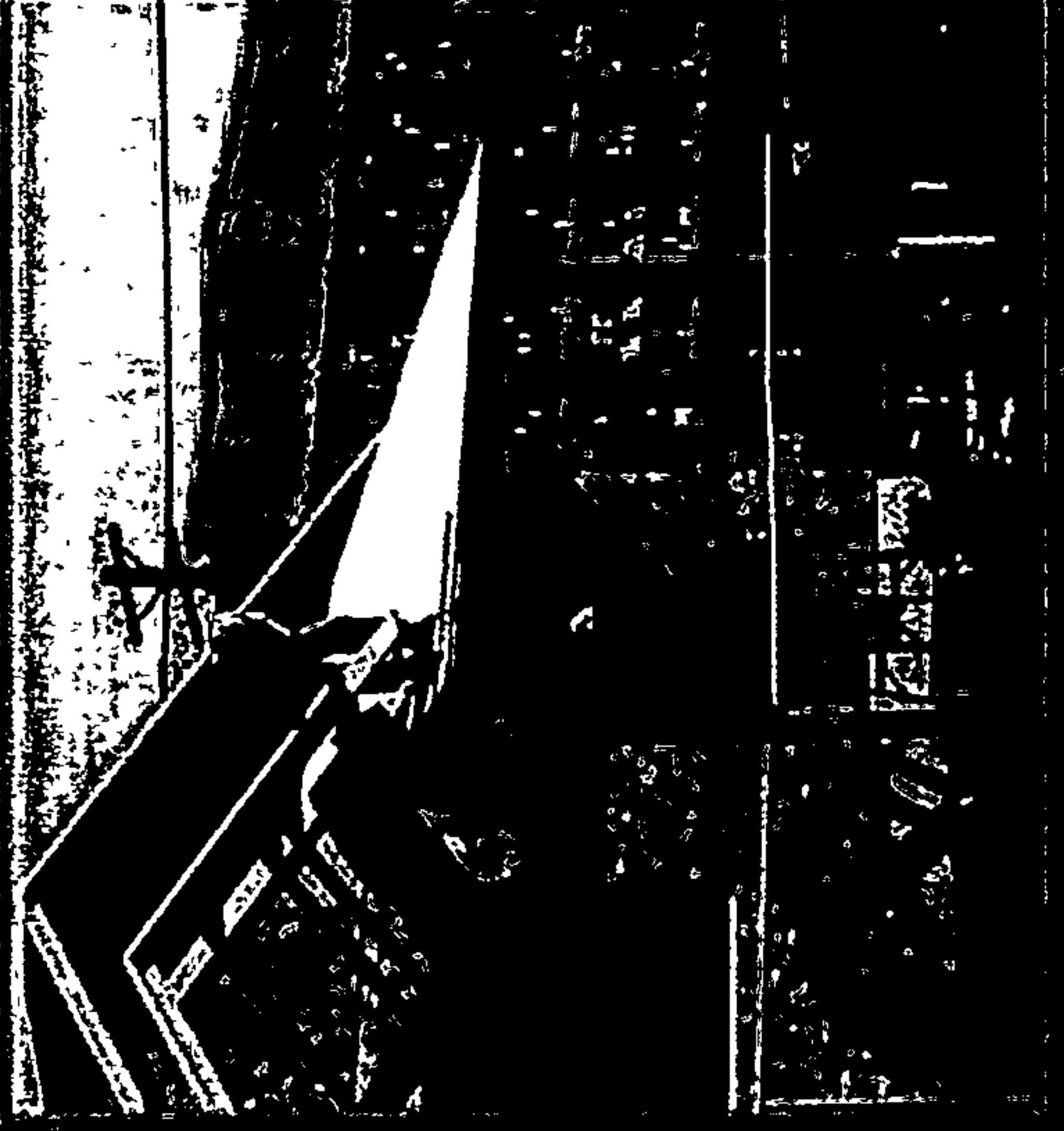
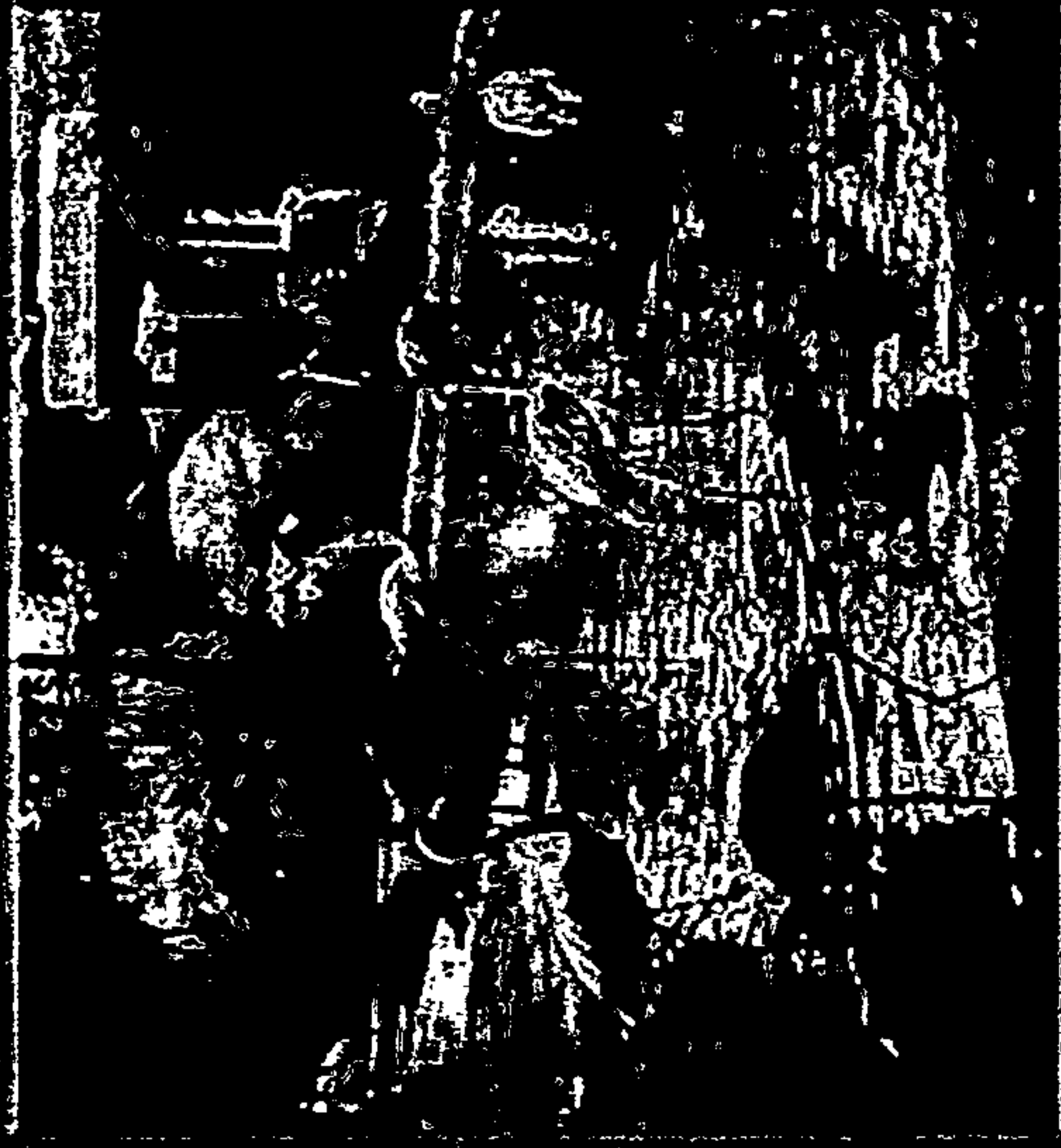
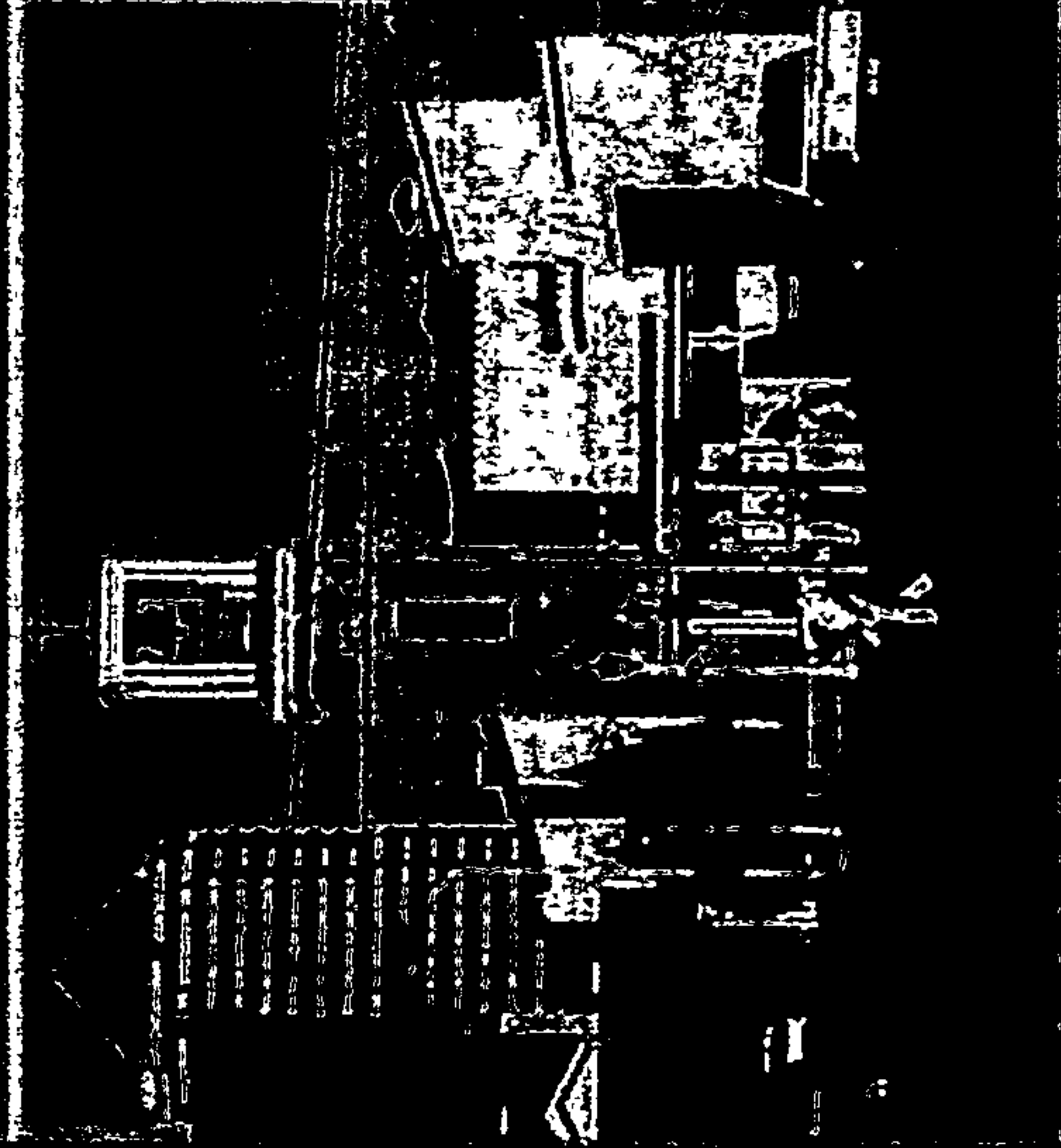
HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-8141
 SHEET 1 OF 1

BARRELLAS



Adopted April 2008

SECTOR
CIVIL
CITY



COMMUNITY CONTEXT

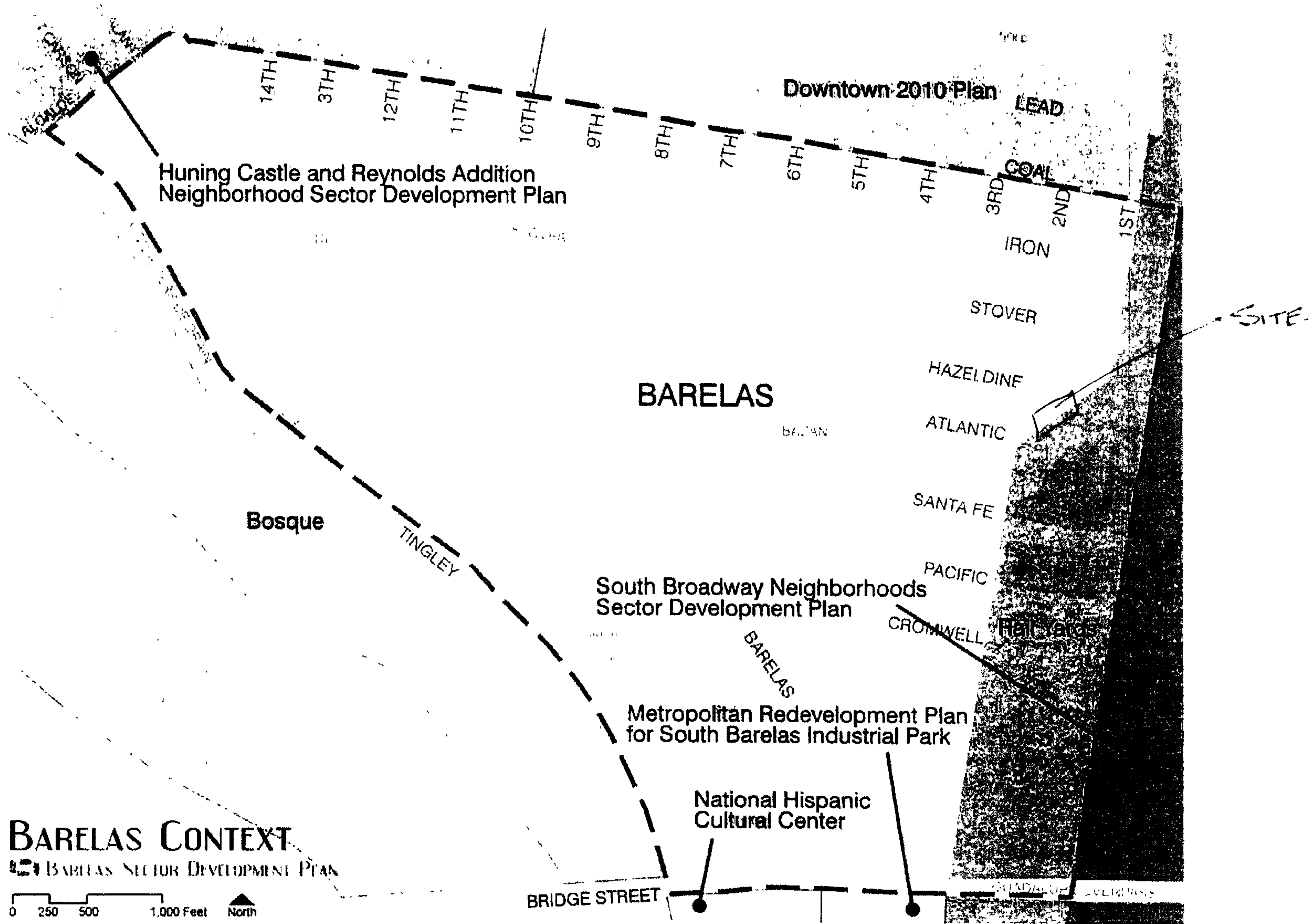


Figure 4. Barelmas and Surrounding Areas



Residential

Historically, land use in Barelás was dominated by large agricultural plots. Over time, the large rectangular plots were subdivided into smaller residential lots. Currently, residential use in Barelás is divided into three loosely defined areas, the Railroad Corridor, Old Barelás, and the Coal Corridor, represented in Figure 15.

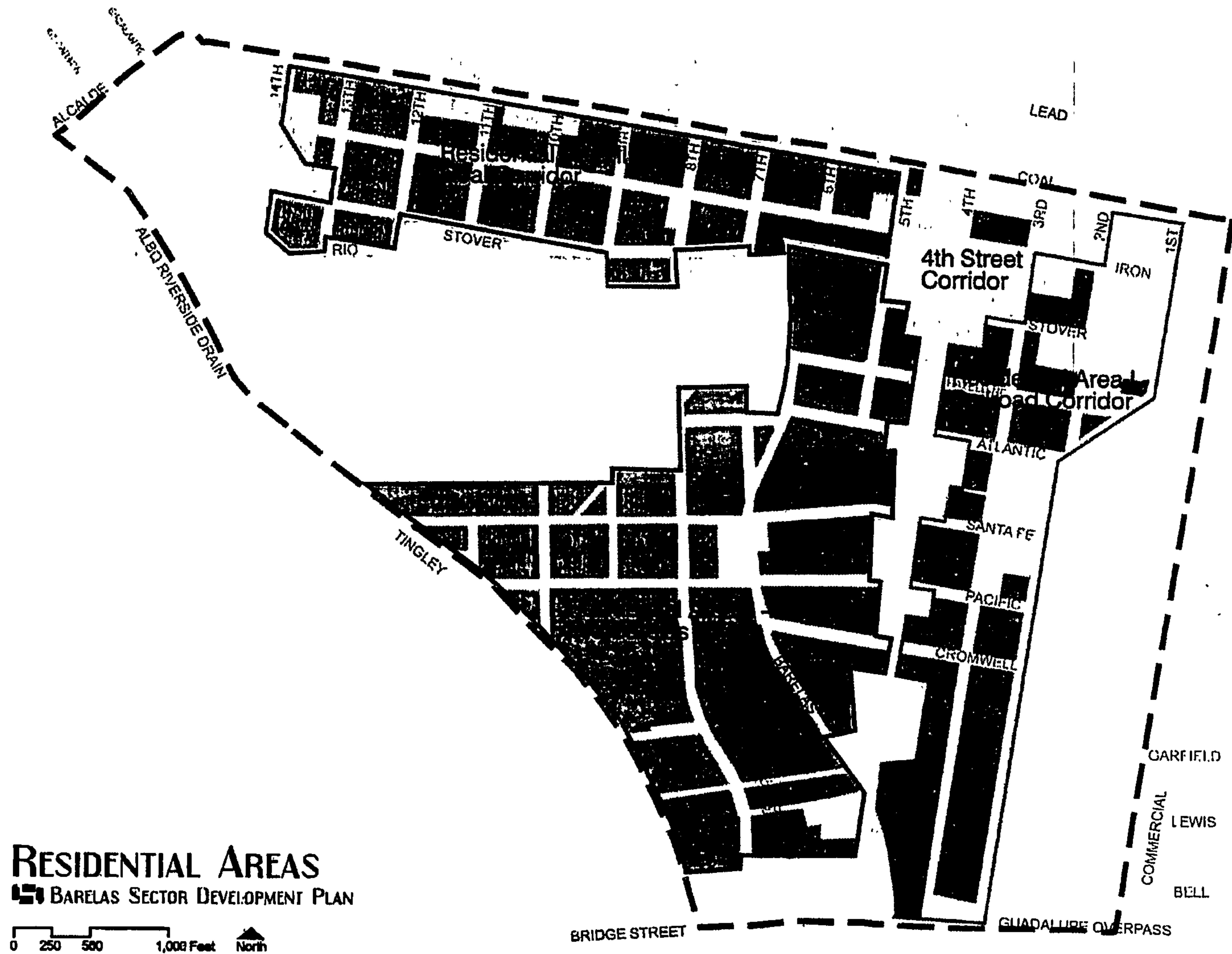


Figure 15. Residential Areas in Barelás



COMMUNITY CONTEXT

Downtown growth would soon expand into adjacent neighborhoods such as Barelás. Anticipated expansion, however, never occurred and much of the residential development was left with intensive, inappropriate zoning patterns.

The adoption of the 1976 Sector Development Plan implemented SU-2 zoning for the whole area. This allowed special zoning categories which were tailored to the unique characteristics of Barelás. These zones were amended in 1978, 1981, and 1993. Existing zoning categories are specific to the Barelás area, and include special requirements for use, lot size, setbacks, parking, etc. These are shown in Figure 17.

Residential Zoning

The 1993 Sector Plan update recommended several amendments to the existing SU-2

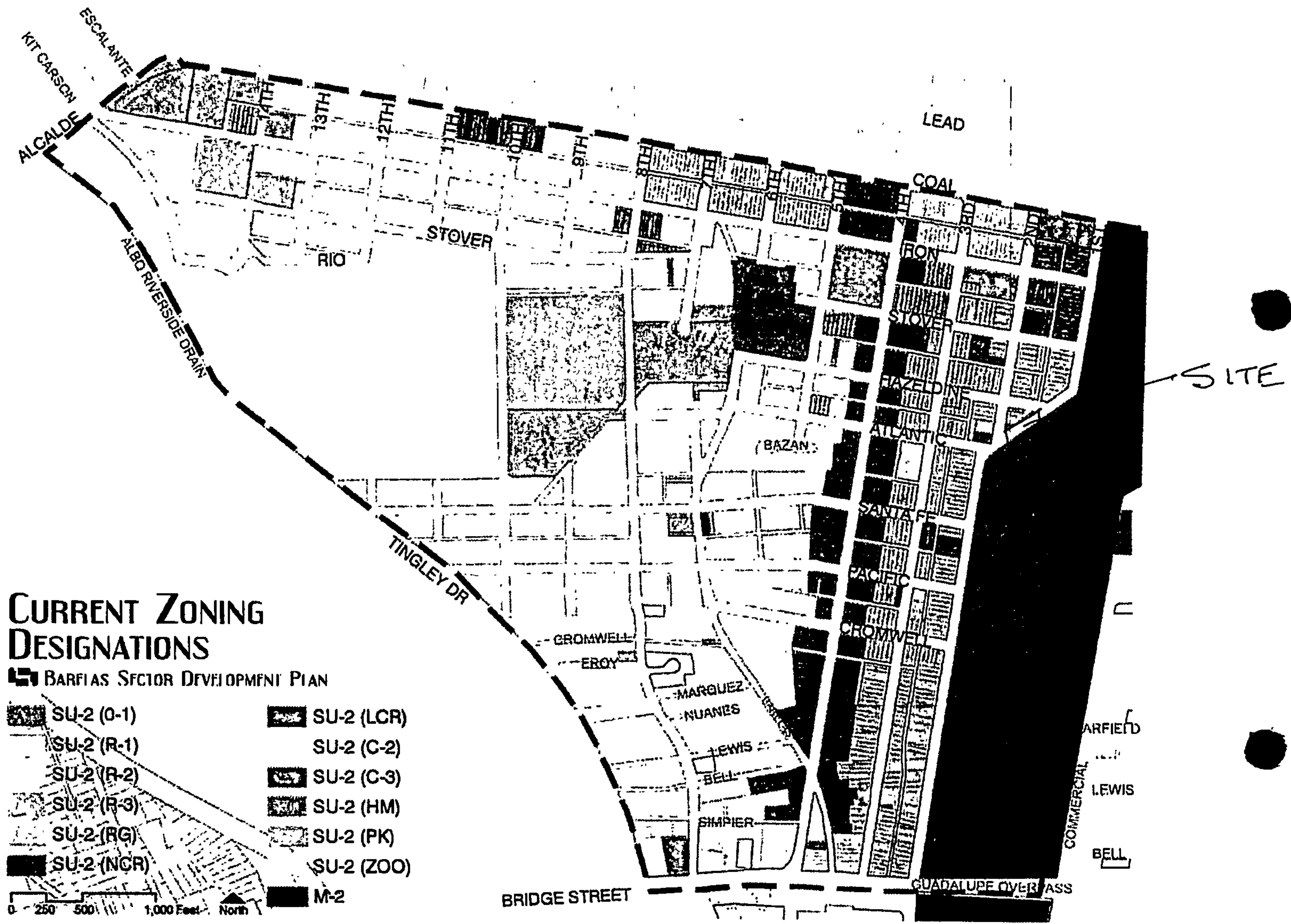


Figure 17. Existing Zoning in Barelás



1.2. Actions

1.2.1 Zoning, Regulations, and Guidelines

1.2.1.a *Zoning revisions.* Adopt new zoning proposals outlined in Section 6 of the Plan. Areas to be rezoned are shown in Figure 26. The Adopted Zoning Map in Figure 36 shows all zoning in place with the adoption of the Sector Development Plan. This zoning facilitates the development of single family housing on 25' lots with appropriate lot width, size, and setback requirements. It also allows for accessory dwelling units (or "granny flats") on single family home lots. Finally, it creates a Warehouse District, to encourage adaptive reuse of vacant manufacturing buildings, and a special Rail Yards zone to spur redevelopment of that property in a way that is compatible with neighborhood desires.

1.2.1.b *Design guidelines.* Adopt voluntary residential design guidelines summarized in Section 6 and elaborated in Appendix F.

1.2.2 Program Enhancements

1.2.2.a *Planning for South Barelás.* Consider allocating funds to plan for South Barelás (extending south from Bridge Boulevard to the City limits) by creating

a Sector Development Plan for that area or updating the existing Metropolitan Redevelopment Area plan. Link planning for Southern Barelás with the Barelás Sector Plan to make them compatible. Involve residents and stakeholders from the northern portion of Barelás

in the South Barelás planning process. Alternatively, when the Barelás Sector Development Plan is updated in the future, extend that Plan's boundaries to include the

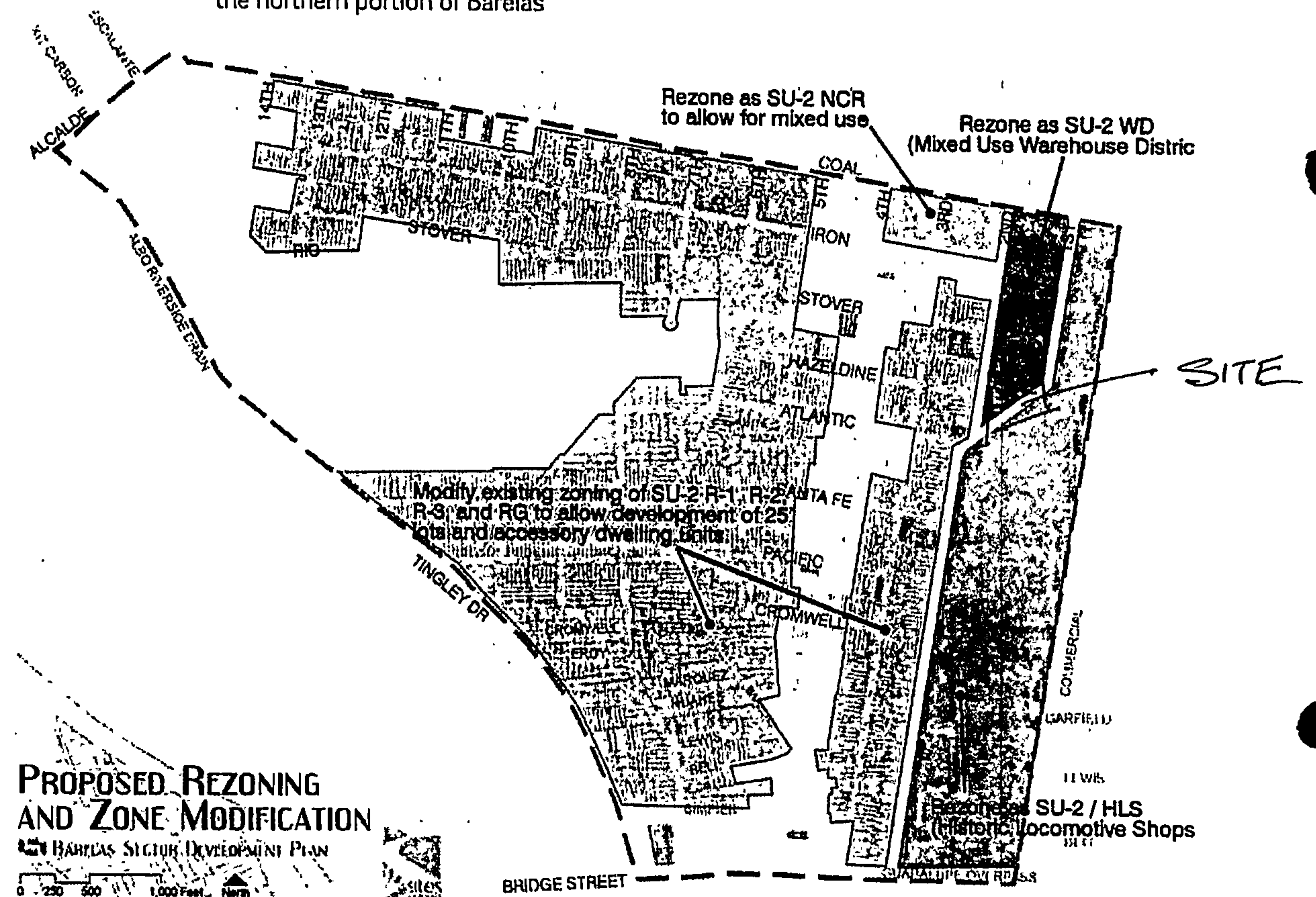


Figure 26. Proposed Rezoning and Zone Modification



THE PLAN

borders the Bosque, access from the neighborhood is limited, as there are no pedestrian crossings over the Riverside Drain.

Although Eighth Street is a designated bike route, cyclists riding through Barelas must compete with fast-moving traffic, and express concern for their safety.

observation and community input suggest that mid-block crossings are frequent between Tingley Park and the Barelas Community Center, and there is a need to provide a safe crossing for those pedestrians. The

Steering Committee identified this item as a priority project.

3.4.1.b Existing crosswalk improvements. Make improvements to existing crosswalks at the following intersections: Fourth Street and

3.3 Pedestrian and Bicycle Circulation Policies

T4. The City shall improve pedestrian safety in Barelas.

T5. The City shall enhance access to and movement within the Bosque for neighborhood residents and visitors.

T6. The City shall ensure that the network and condition of sidewalks throughout Barelas meet appropriate codes and residents' needs.

T7. The City shall enhance bicycle access and safety in Barelas.

3.4 Actions

3.4.1 Capital Improvements

3.4.1.a Pedestrian-activated signals. Develop a pedestrian-activated traffic signal with a marked crosswalk at Fourth Street at Stover Avenue to service the Sacred Heart Church, and at Eighth Street between Atlantic and Stover Avenues. Although there is already a signal at Eighth and Atlantic,

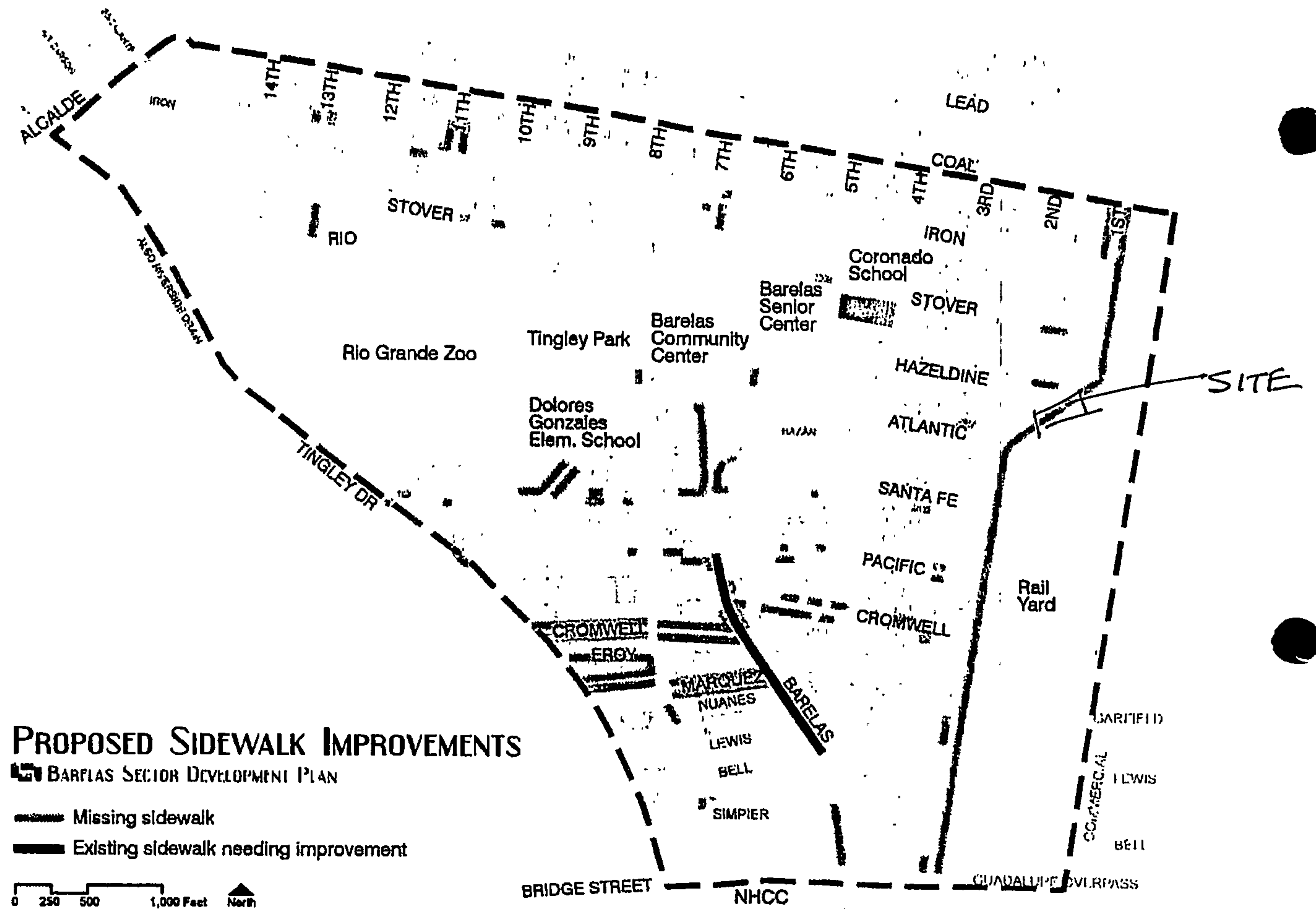


Figure 31. Proposed Sidewalk Improvements



THE PLAN

For all zones, the General Provisions of the City Zoning Code and all other provisions of the code that are common to all districts will apply. Of particular relevance to the nonconforming lots is §14-16-3-4, regulations for non-conforming lot size:

"D. Non-conforming Lot Size. A lot which has less area or width than required by the zone applied to the lot may be used without a variance as a separate lot occupied by a use permitted in that zone if:

1. The lot was legally created and placed on the records of the County, complying with any zoning and subdivision standards and procedures then applicable; and
2. The use and structure are permitted or are legally nonconforming, or if it is a new use or new construction, which is the use which most nearly meets lot area and width requirements."

SU-2/R-1

The SU-2/R-1 Zone corresponds to the R-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

- A. Conditional Uses. Uses permissive in the R-T Zone are added.
- B. Lot Size.
 1. For lots with vehicle access from the street or alley, minimum lot width shall be 25 feet per dwelling unit; minimum lot area is 2,500 square feet.
- C. Setback.
 1. There shall be a front yard setback of not less than 10 feet except setback for

a garage or carport shall be not less than 20 feet.

2. Side Yard Setback

- a. For lots of 40 feet or greater in width, the side yard setback shall be as required in the R-1 zone.
- b. For lots of less than 40 feet in width,

SU-2/R-T

The SU-2/R-T Zone corresponds to the R-T Zone

the side yard setback shall be not less than three feet or the setback required for adequate spacing between buildings as required by the International Building Code.

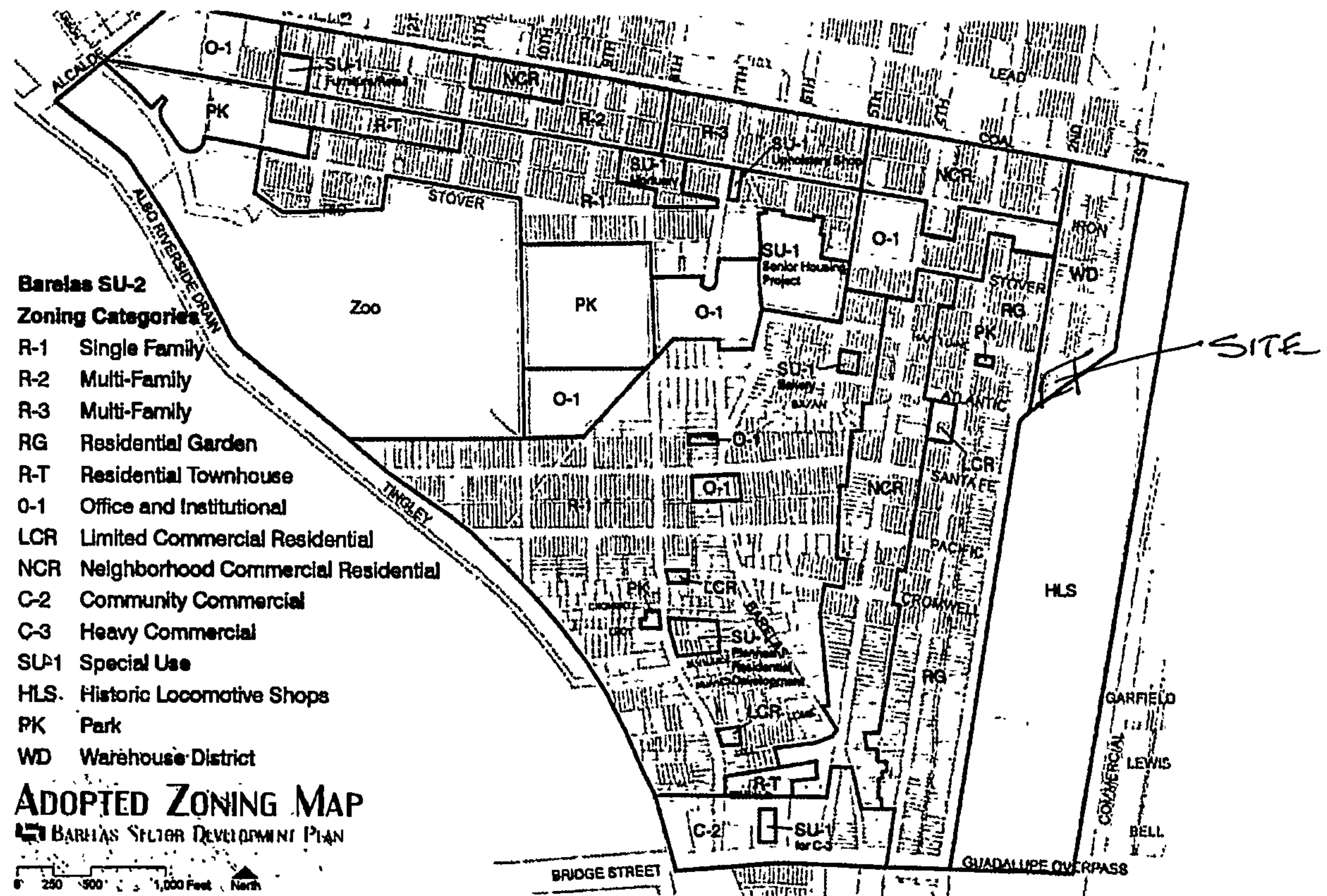


Figure 36. Adopted Zoning Map



THE PLAN

feet; minimum lot area for lots developed only with houses and town houses shall be 2,500 square feet.

- a) For lots of 36 feet or greater in width, minimum lot area and width shall be as provided in the R-T zone.
 - b) For lots of less than 36 feet in width, minimum lot width shall be 25 feet; minimum lot area shall be 2,500 square feet.
- B. Setback.
- 1. There shall be a front yard setback of not less than 10 feet, except driveways shall not be less than 20 feet long.
 - 2. For a house on a lot of less than 36 feet in width, the side yard setback shall be not less than three feet or the setback required for adequate spacing between buildings as required by the International Building Code. The distance between buildings shall be as required by the International Building Code.
- C. Density
- 1. For lot with a minimum lot dimension of less than 142 feet, a floor area ratio of 0.75 is the maximum permitted.
 - 2. For lots with a minimum lot dimension of 142 feet or greater, a floor area ratio of 1.25 is the maximum permitted.
- D. Off Street Parking. For new multi-family residential development not less than one space for units with one bath and *two spaces for units with 2 or 3 baths*. Off street parking shall be provided at the rear of the property, and alley access is encouraged when possible.

- E. Usable Open Space. For new construction usable open space shall be provided on-site in an equal to 200 square feet per one-bedroom dwelling unit, 250 square feet per two bedroom dwelling unit, 300 square feet per three bedroom dwelling unit or more.
- F. Site Plan Approval. Site development plan approval by the City Planning Director for all new multi-family residential developments less than 45,000 square feet prior to approval of a building permit. Any multi-family developments over 45,000 square feet will require review and approval by the Environmental Planning Commission.

SU-2/O-1

The SU-2/O-1 Zone corresponds to the O-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

SU-2/LCR

The SU-2/LCR Zone corresponds to the RC (Residential/Commercial) Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exception:

- A. Permissive Uses: Non-Residential uses listed as permissive are not limited by floor area.

SU-2/NCR

The SU-2/NCR Zone corresponds to the C-1 Neighborhood Commercial and R-2 Residential Zones in the Comprehensive City Zoning Code and is

subject to the same regulations as those zones with the following exceptions:

- A. Permissive Uses
- 1. Copying and blueprinting are permitted.
 - 2. Wholesaling of jewelry, furniture and other arts and crafts is permitted.
- B. Conditional Uses
- 1. Uses permissive in the C-2 Zone except:
 - a) Retail sale of alcoholic drink for consumption off-premise is not a conditional use.
 - b) Outside storage is not a conditional use.
- C. Height
- 1. Commercial structures shall not exceed 26 feet in height, except as provided in the C-1 zone.
 - 2. The height of residential and mixed use structures that include residential uses above the first floor shall be regulated by the provisions of the R-2 zone.
- D. Setback
- There shall be no front yard setback allowed for properties abutting Fourth Street, except when the setback area is needed to provide:
- 1. outside seating and/or pedestrian plaza space
 - 2. required clear sight triangles

SU-2/WD

The SU-2/WD Mixed Warehouse District Zone corresponds to the R-3 Residential Zone and C-3



Heavy Commercial Zone in the Comprehensive City Zoning Code with the following exceptions:

- A. Permissive Uses
 1. Uses permissive in the R-3 Residential Zone.
 2. Uses permissive in the C-3 Heavy Commercial Zone
- B. Conditional Uses
 1. Uses conditional in the C-2 Zone and R-3 Zone are conditional in this
- C. Prohibited Uses
 1. Automobile dismantling yard.
 2. Construction contractor's equipment storage or contractor's plant.
 3. Feed or fuel storage or sales.
 4. Vehicle storage outdoors as a principal use.
 5. Emergency shelter.
- D. Height

Structure height up to 36 feet is permitted at any legal location. Maximum building height for any structure is 52 feet. The height and width of any structure over 36 feet shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 36 feet in height may not exceed the solar access, a structure over 36 feet in height may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline.

Exceptions to the above are provided in Section 14-16-3-3 and Section 14-16-3-5 of this Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 75 feet of a lot zoned specifically for houses.

E. Lot Size
No requirements.

- F. Setback
 1. No front or corner side yard setback is required.
 2. There shall be a setback of 11 feet from the junction of a driveway or alley and a public sidewalk location.
 3. No side yard setback is required, except that a 5-foot side yard or rear yard setback shall be required where a site abuts any of the following addresses in residential use as of the adoption of this plan, so long as the residential use remains: 709 and 713 First Street SW, 704 2nd Street SW.
 4. Notwithstanding any of the above regulations, the clear sight triangle shall not be infringed upon at street intersections.

- G. Off-Street Parking
 1. Off-street parking spaces shall be provided according to half of the requirement for each use in listed in Section 14-16-3-1 of the Zoning Code.
 2. No reductions are allowed.

- H. Usable Open Space
 1. Usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-

- bedroom dwelling unit, 250 square feet for each two-bedroom dwelling unit, and 300 square feet for each dwelling unit containing three or more bedrooms.
2. Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

SU-2/HLS Historic Locomotive Shops Zone

The SU-2/HLS Zone provides suitable sites for a mix commercial, residential and light industrial uses on the historic locomotive shops site. The zone provides for flexibility of land use and design within the property and for compatible orientation to the neighborhood and buffering between the locomotive shops complex and residential areas. (Upon approval of a Master Site Development Plan - see section J below - this zone will be amended to adopt the Master Plan.)

- A. Permissive Uses.
 1. Uses permissive in the R-3 zone.
 2. Uses permissive in the C-2 zone with the following exceptions:
 - a) Wireless telecommunications facility is not a permissive use.
 - b) Laboratory is not a permissive use.
 3. Uses permissive in the I-P zone with the following exceptions:
 - a) Air separation plant is not permitted.
 4. Iron or steel foundry or fabrication plant, forging, rolling or heavyweight casting, as



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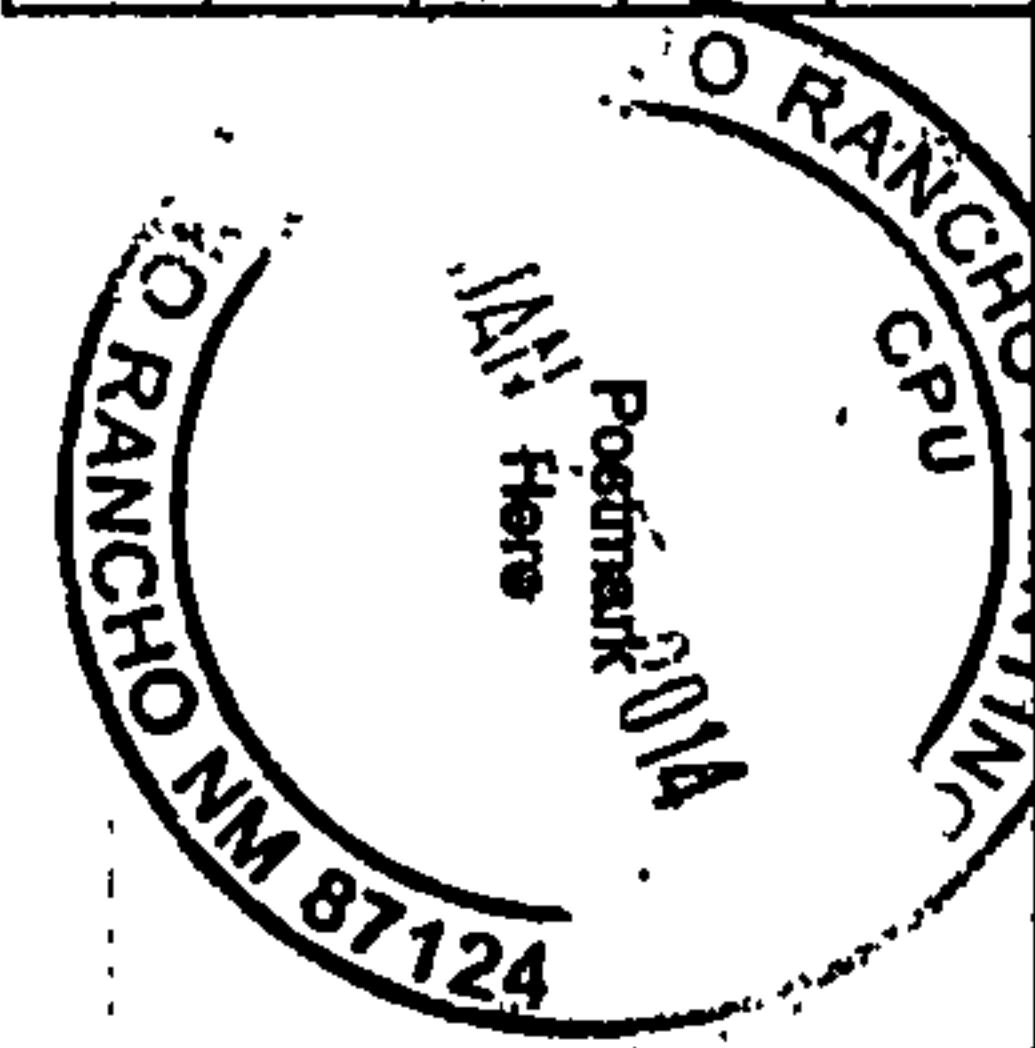
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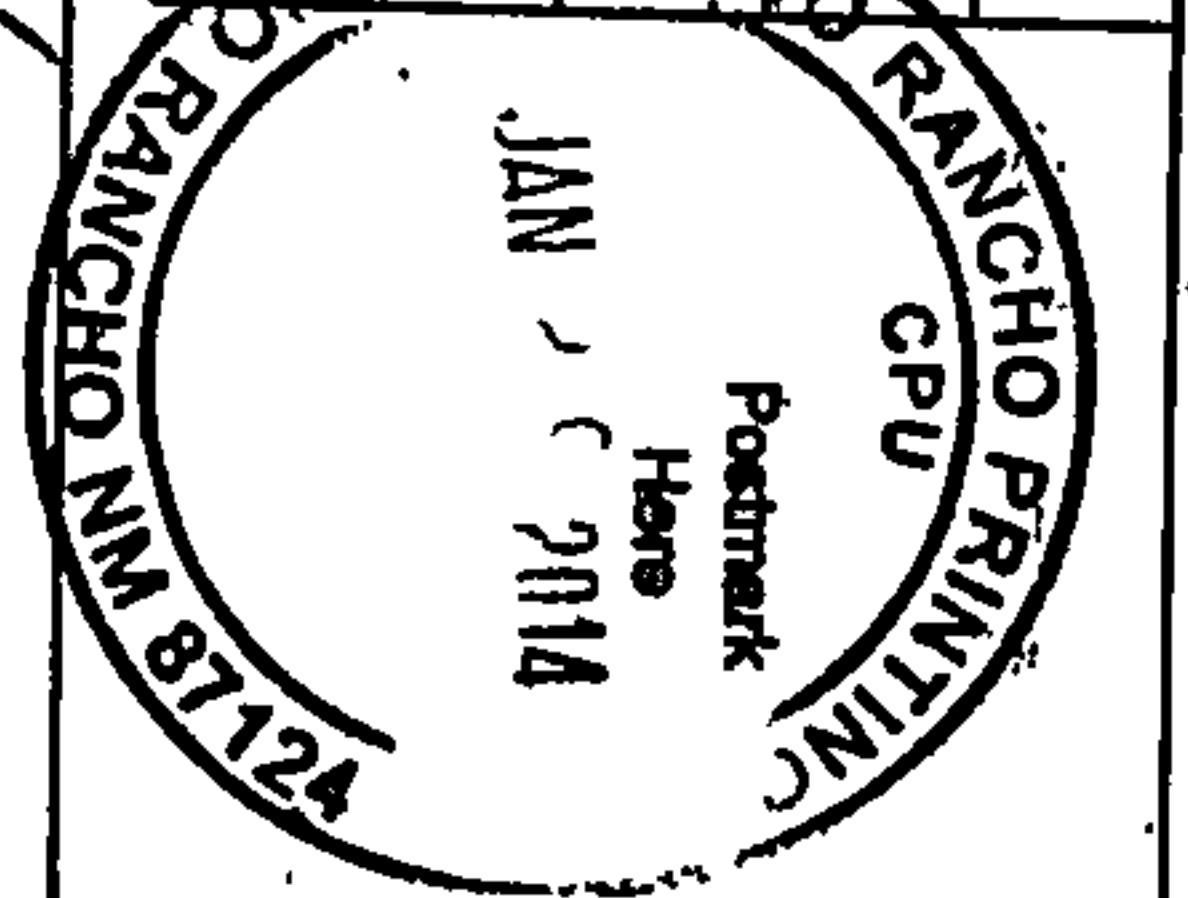
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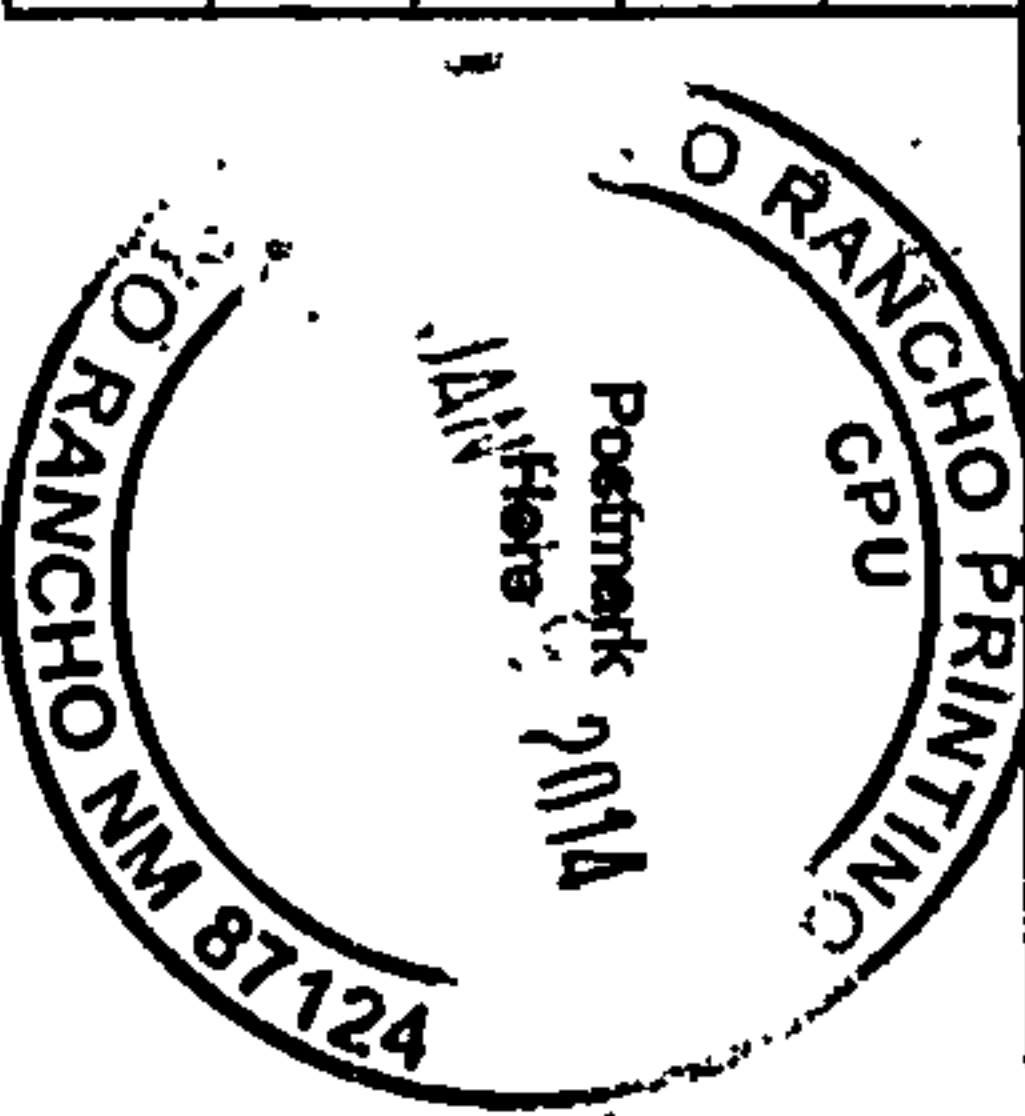
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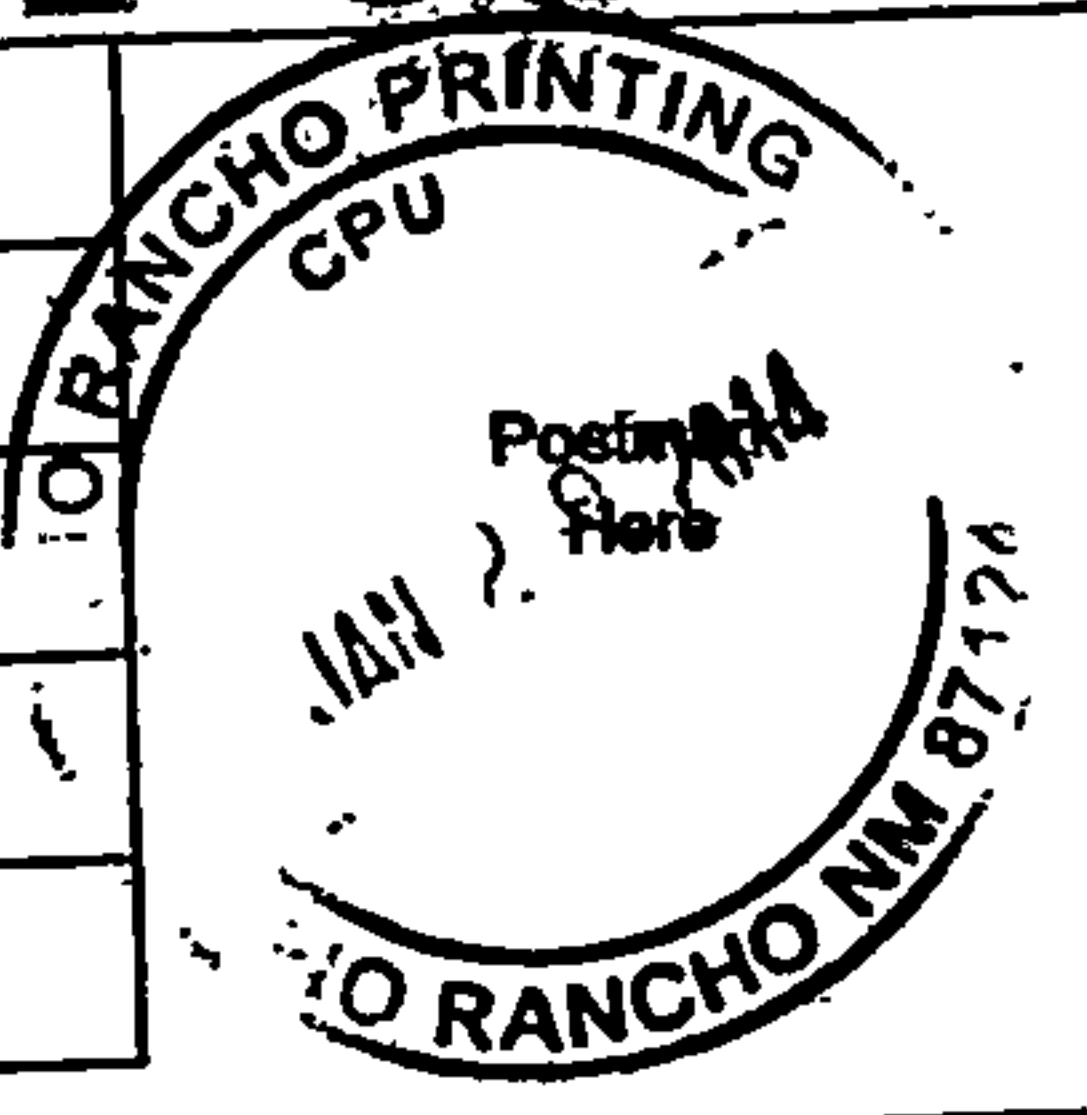
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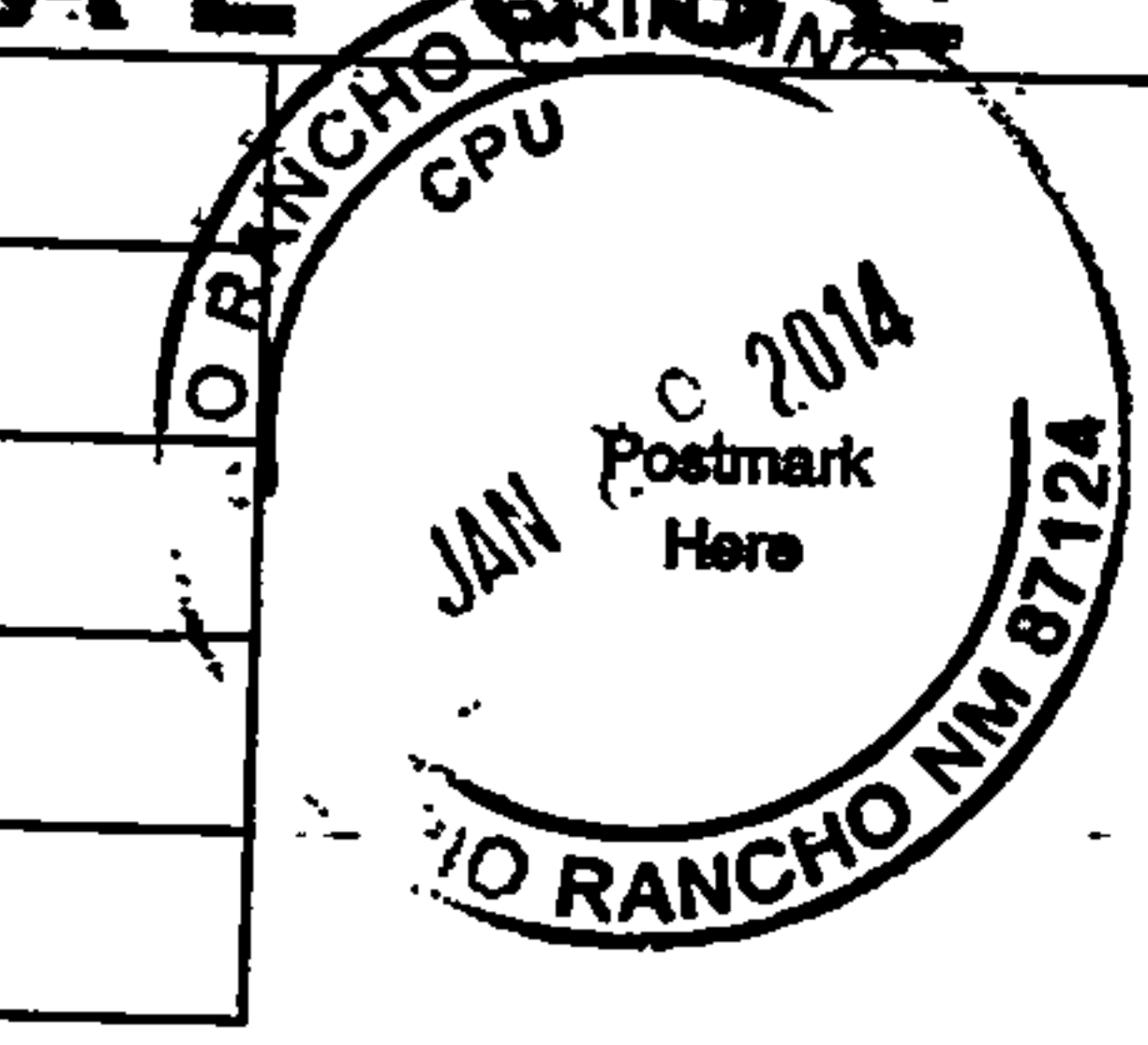
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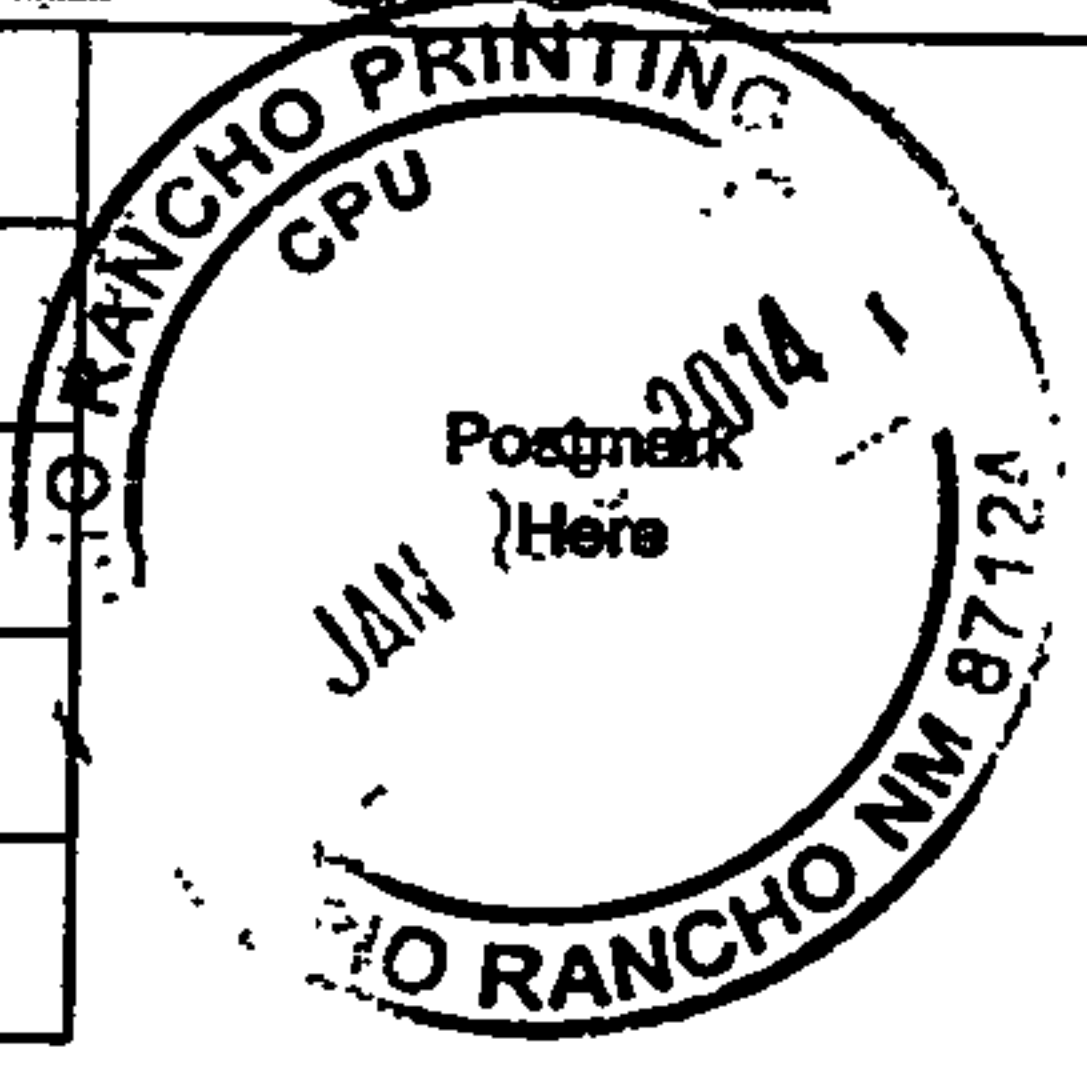
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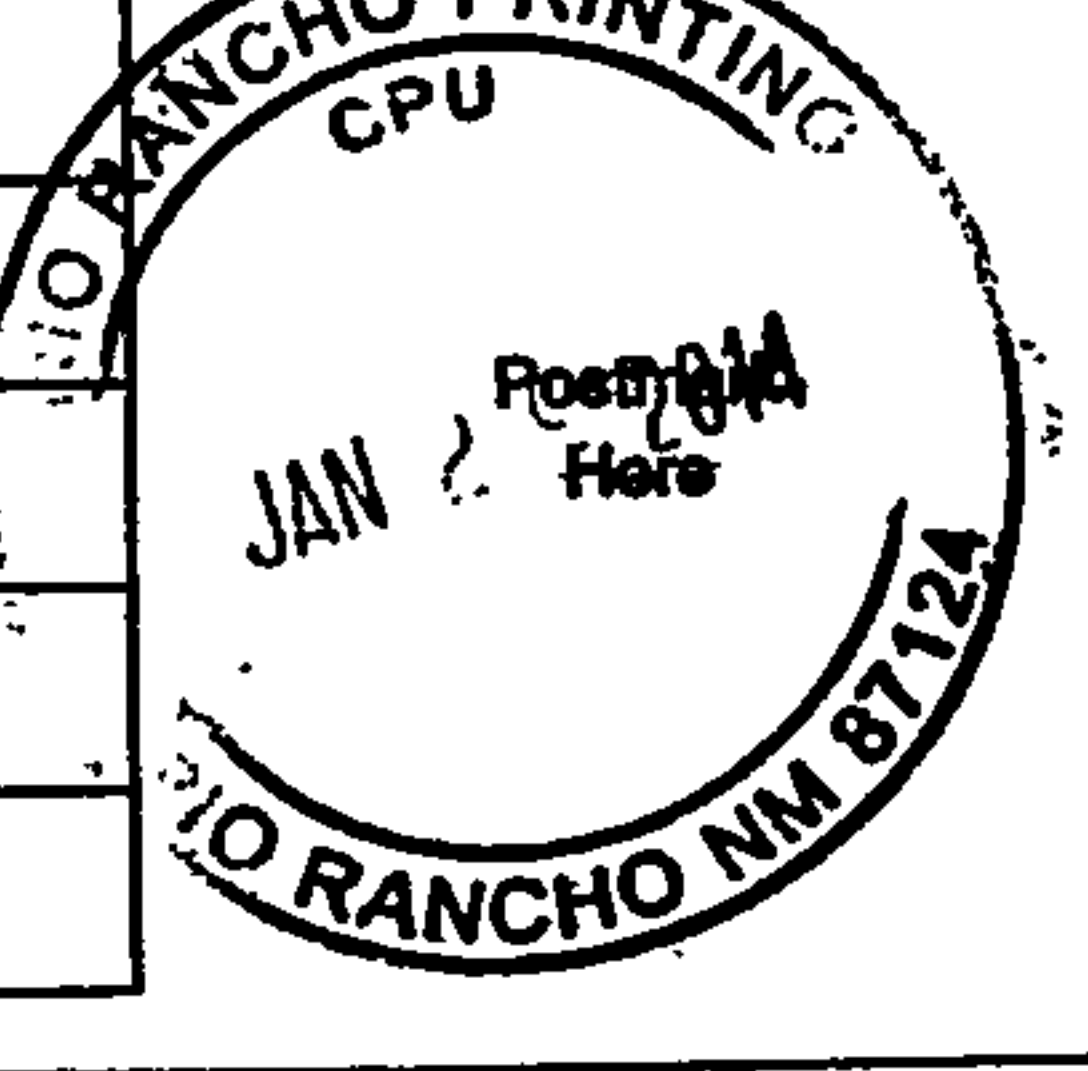
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January 31, 2014

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

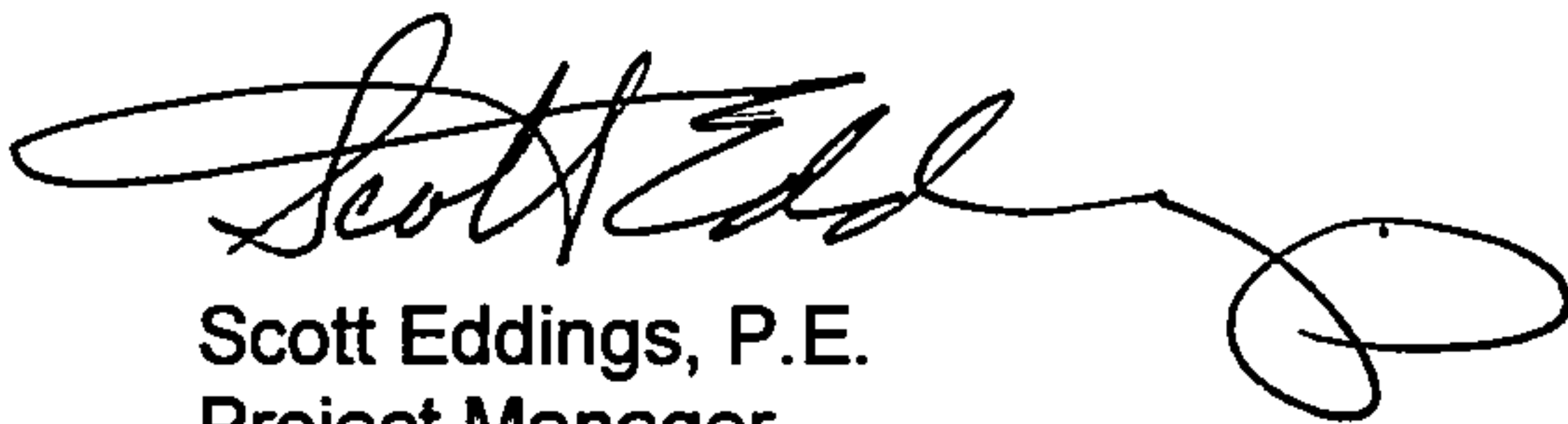
**RE: Request for Vacation of Public Right-of-Way – Portion of First Street
(Zone Atlas K-14)**

Dear Mr. Cloud:

On behalf of the City of Albuquerque this letter serves as formal request for the vacation of a portion of First Street right-of-way as shown in the attached Exhibit A. The vacation is a part of safety and traffic circulation improvements associated with recent improvements to Second Street. Existing utilities within the current First Street alignment shall remain in place and public utility easements shall be provided. The City of Albuquerque, Department of Municipal Development is the Applicant for this request.

The project falls within the Barelvas Sector Plan. Based on our research we understand the lands associated with the vacation will be zoned SU-2 WD (Mixed Use Warehouse District) as shown on pages 73 and 74 of the Sector Plan. There is not a minimum lot size with this zone. Please feel free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Project Manager

CC: Diane Sholtis, P.E., Department of Municipal Development

SKETCH PLAT FOR
 PARCEL A
 VACATION OF PORTION OF FIRST STREET RIGHT-OF-WAY
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014



MAP K-14-Z NTS

PLAT DATA

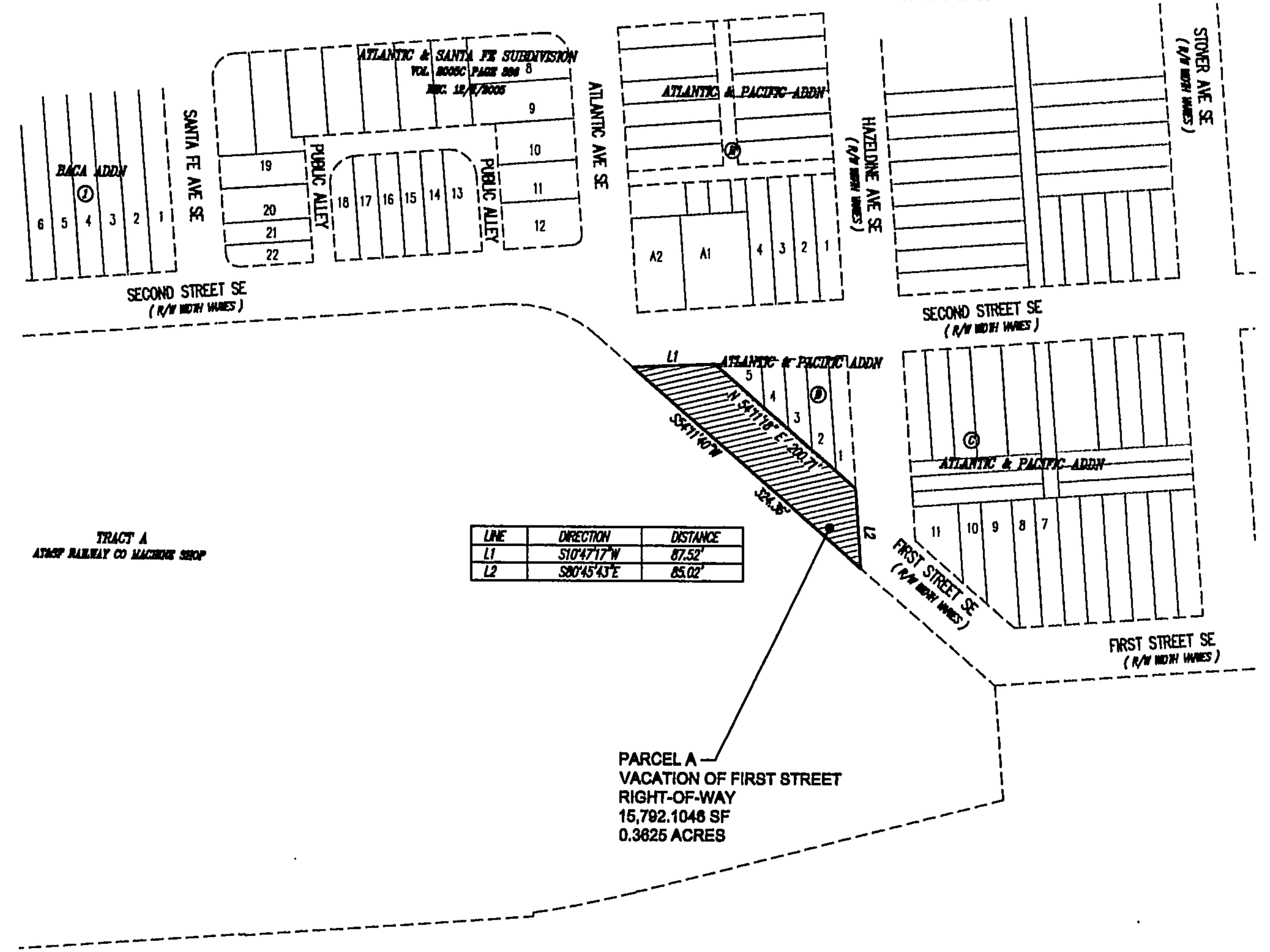
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NO. OF TRACTS	1	TRACT ACRES	0
ROAD MILES	0	ROAD ACRES	0
ZONE DESIGNATION		ROAD VACATION ACRES	0.3825
PARCEL A			

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS SKETCH PLAT IS TO VACATE ADDITIONAL RIGHT-OF-WAY OF FIRST STREET SE.

EASEMENTS

1. PUBLIC UTILITY EASEMENT/S SHALL BE CREATED AS PART OF THE PLAT FOR ALL EXISTING UTILITIES. IT IS NOT THE INTENT OF THIS PLAT TO DISRUPT EXISTING UTILITIES.

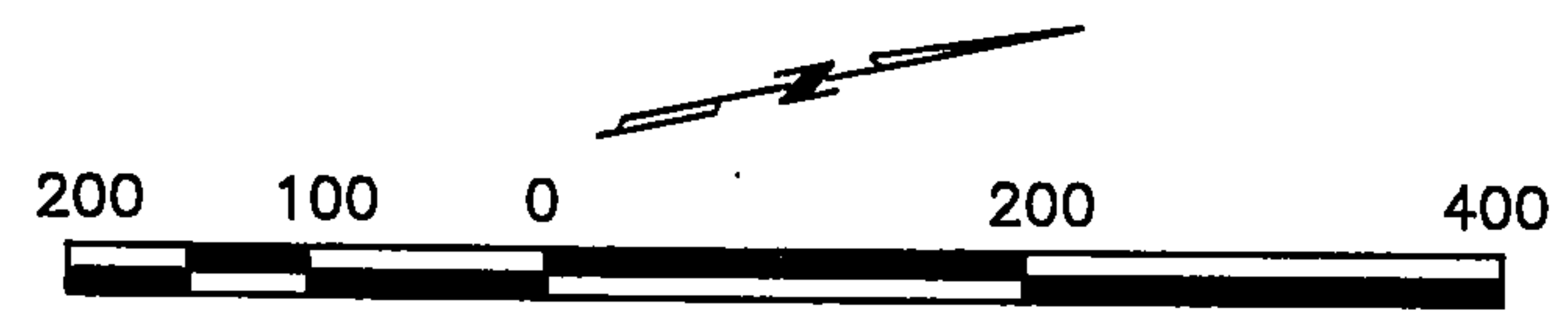


TRACT A
 AT&SFP RAILWAY CO MACHINERY SHOP

PARCEL A
 VACATION OF FIRST STREET
 RIGHT-OF-WAY
 15,782.1046 SF
 0.3825 ACRES

UNPLATTED - A.T. & S.F. RAILWAY SHOPS

APPLICATION NO.		CITY COUNCIL NO.	
R/W VACATION	FIRST STREET: 0.3825 AC		



SCALE: 1"=200'



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

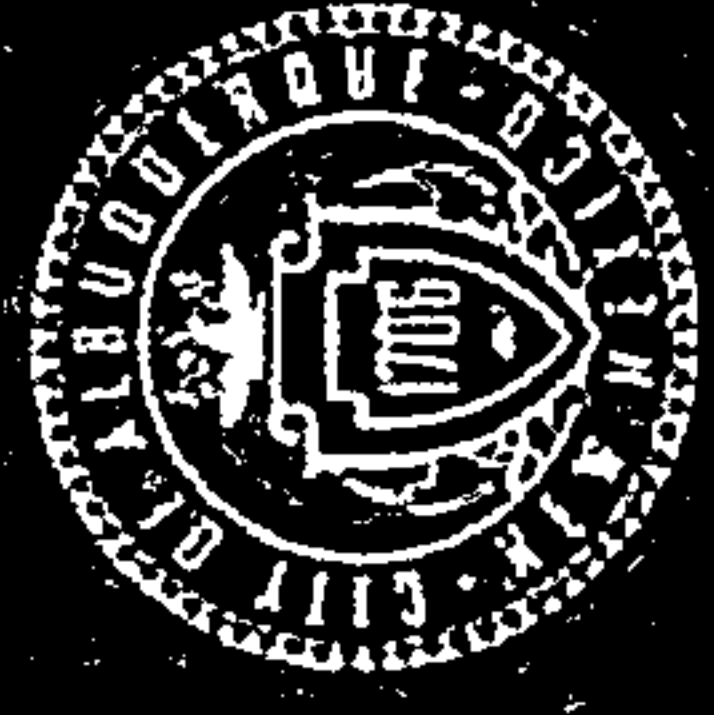
Zone Atlas Page:
K-14-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

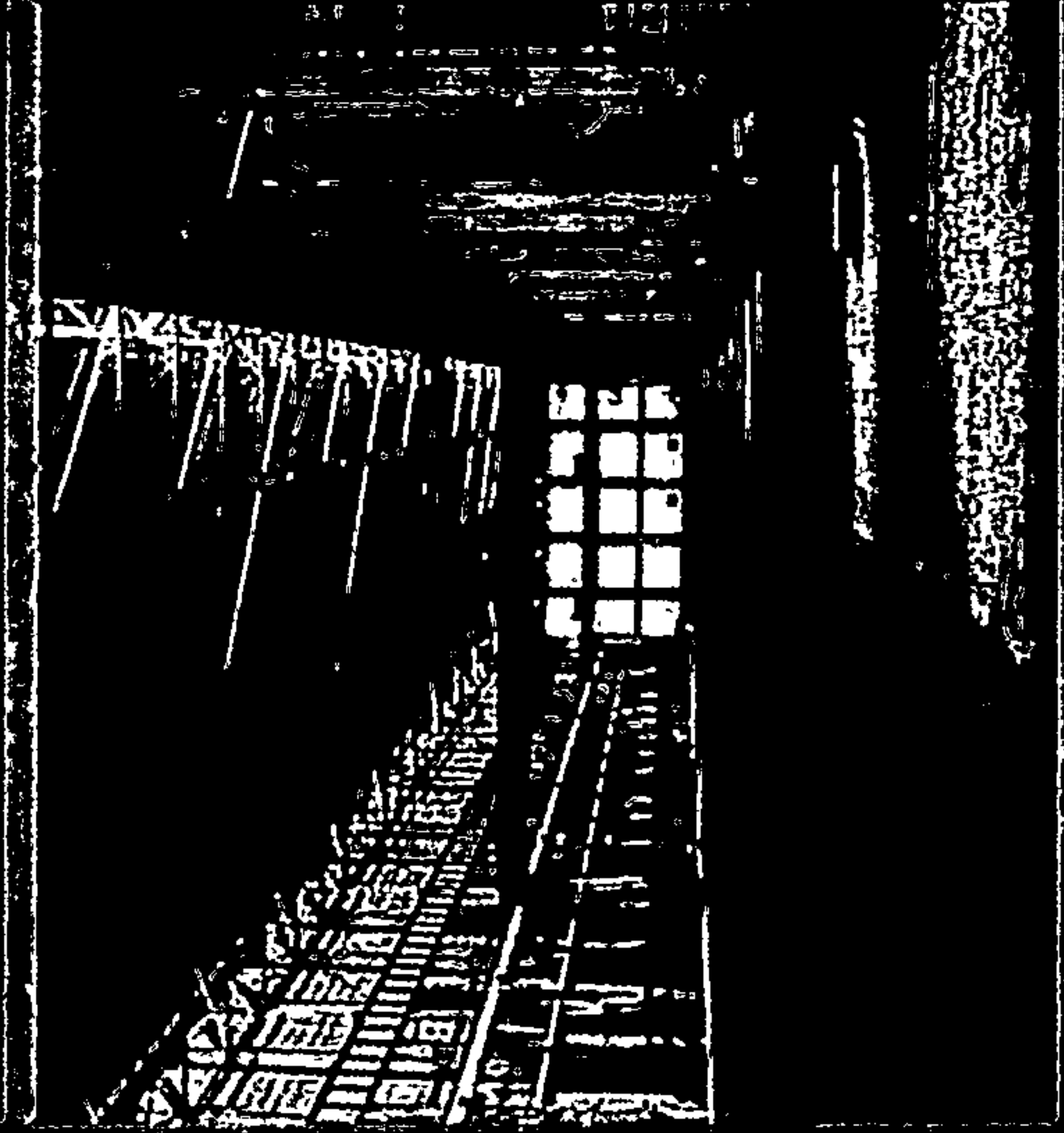
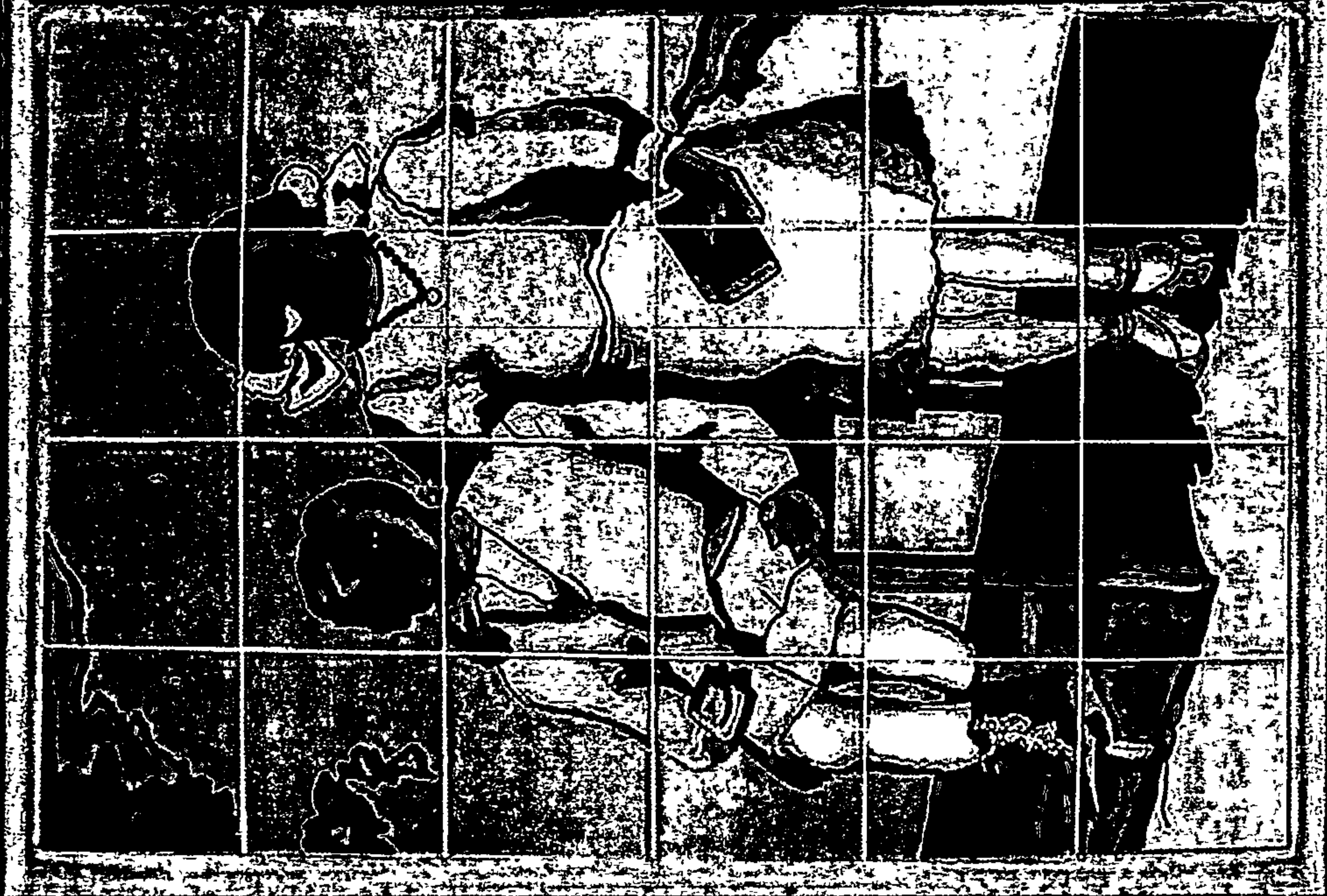
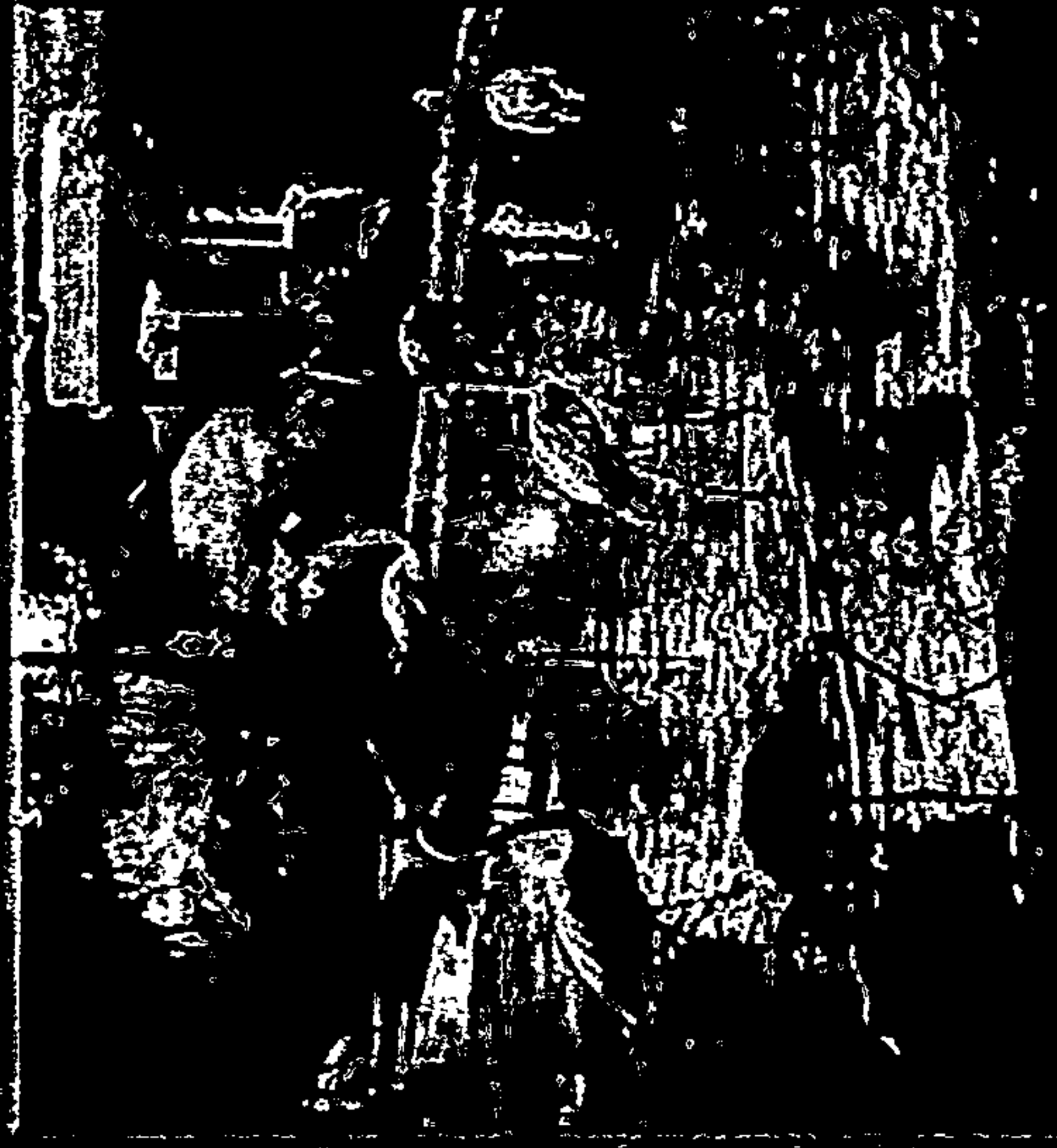
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BARRELS



SECTOR DEVELOPMENT PLAN

Adopted April 2008



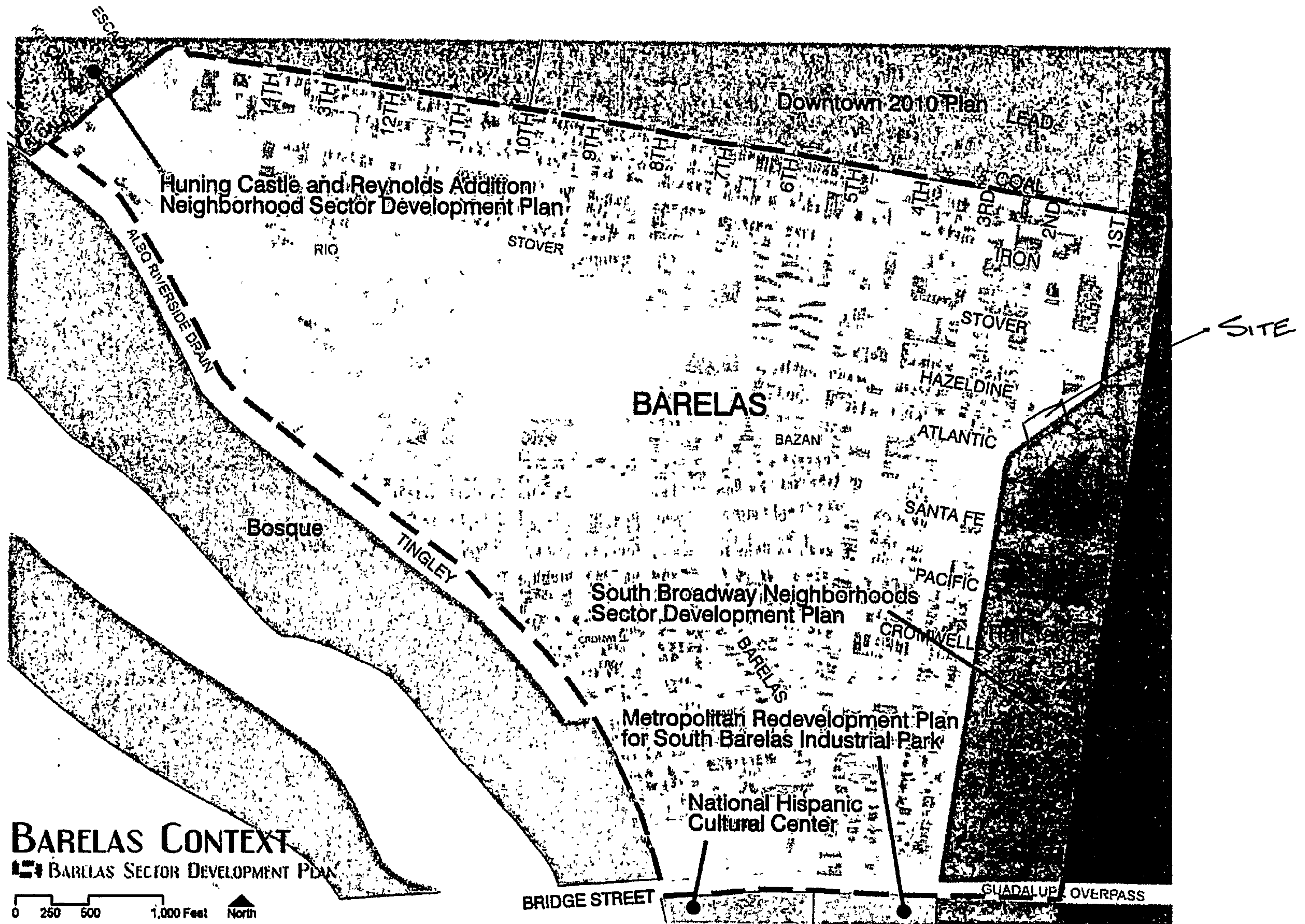


Figure 4. Barelás and Surrounding Areas



Residential

Historically, land use in Barelas was dominated by large agricultural plots. Over time, the large rectangular plots were subdivided into smaller residential lots. Currently, residential use in Barelas is divided into three loosely defined areas, the Railroad Corridor, Old Barelas, and the Coal Corridor, represented in Figure 15.

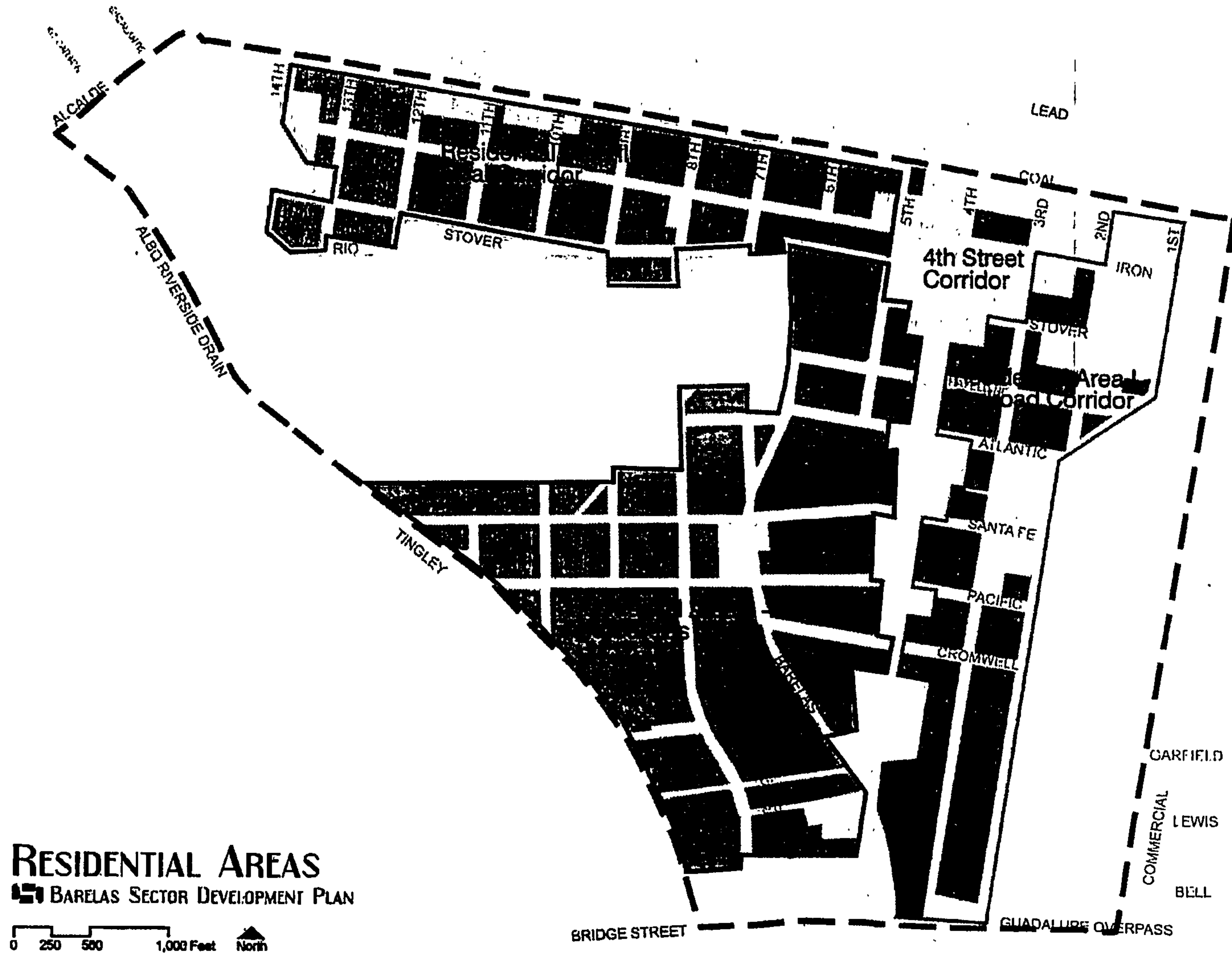


Figure 15. Residential Areas in Barelas



COMMUNITY CONTEXT

Downtown growth would soon expand into adjacent neighborhoods such as Barelás. Anticipated expansion, however, never occurred and much of the residential development was left with intensive, inappropriate zoning patterns.

The adoption of the 1976 Sector Development Plan implemented SU-2 zoning for the whole area. This allowed special zoning categories which were tailored to the unique characteristics of Barelás. These zones were amended in 1978, 1981, and 1993. Existing zoning categories are specific to the Barelás area, and include special requirements for use, lot size, setbacks, parking, etc. These are shown in Figure 17.

Residential Zoning

The 1993 Sector Plan update recommended several amendments to the existing SU-2

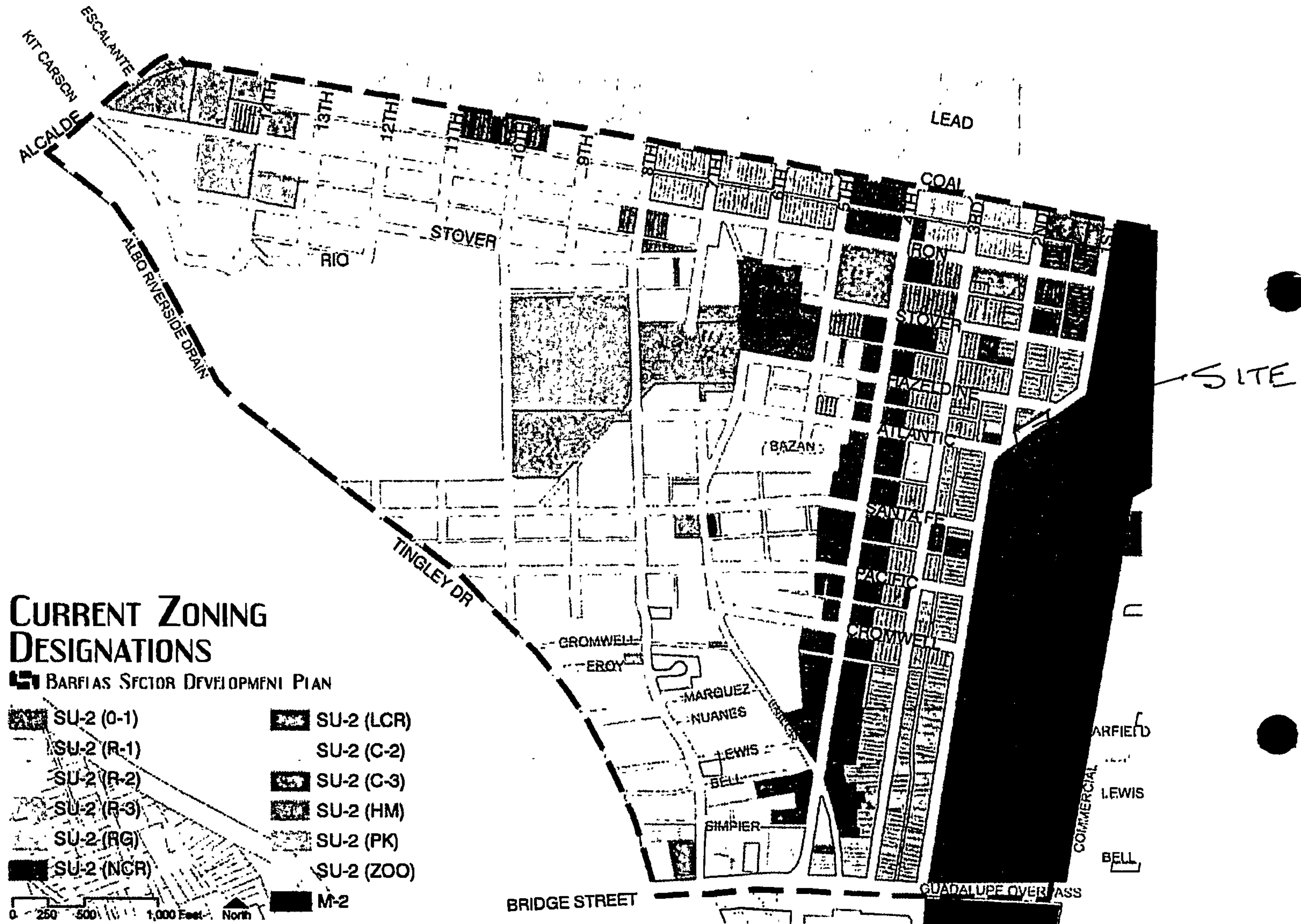


Figure 17. Existing Zoning in Barelás



1.2. Actions

1.2.1 Zoning, Regulations, and Guidelines

1.2.1.a *Zoning revisions.* Adopt new zoning proposals outlined in Section 6 of the Plan. Areas to be rezoned are shown in Figure 26. The Adopted Zoning Map in Figure 36 shows all zoning in place with the adoption of the Sector Development Plan. This zoning facilitates the development of single family housing on 25' lots with appropriate lot width, size, and setback requirements. It also allows for accessory dwelling units (or "granny flats") on single family home lots. Finally, it creates a Warehouse District, to encourage adaptive reuse of vacant manufacturing buildings, and a special Rail Yards zone to spur redevelopment of that property in a way that is compatible with neighborhood desires.

1.2.1.b *Design guidelines.* Adopt voluntary residential design guidelines summarized in Section 6 and elaborated in Appendix F.

1.2.2 Program Enhancements

1.2.2.a *Planning for South Barelás.* Consider allocating funds to plan for South Barelás (extending south from Bridge Boulevard to the City limits) by creating

a Sector Development Plan for that area or updating the existing Metropolitan Redevelopment Area plan. Link planning for Southern Barelás with the Barelás Sector Plan to make them compatible. Involve residents and stakeholders from the northern portion of Barelás

in the South Barelás planning process. Alternatively, when the Barelás Sector Development Plan is updated in the future, extend that Plan's boundaries to include the

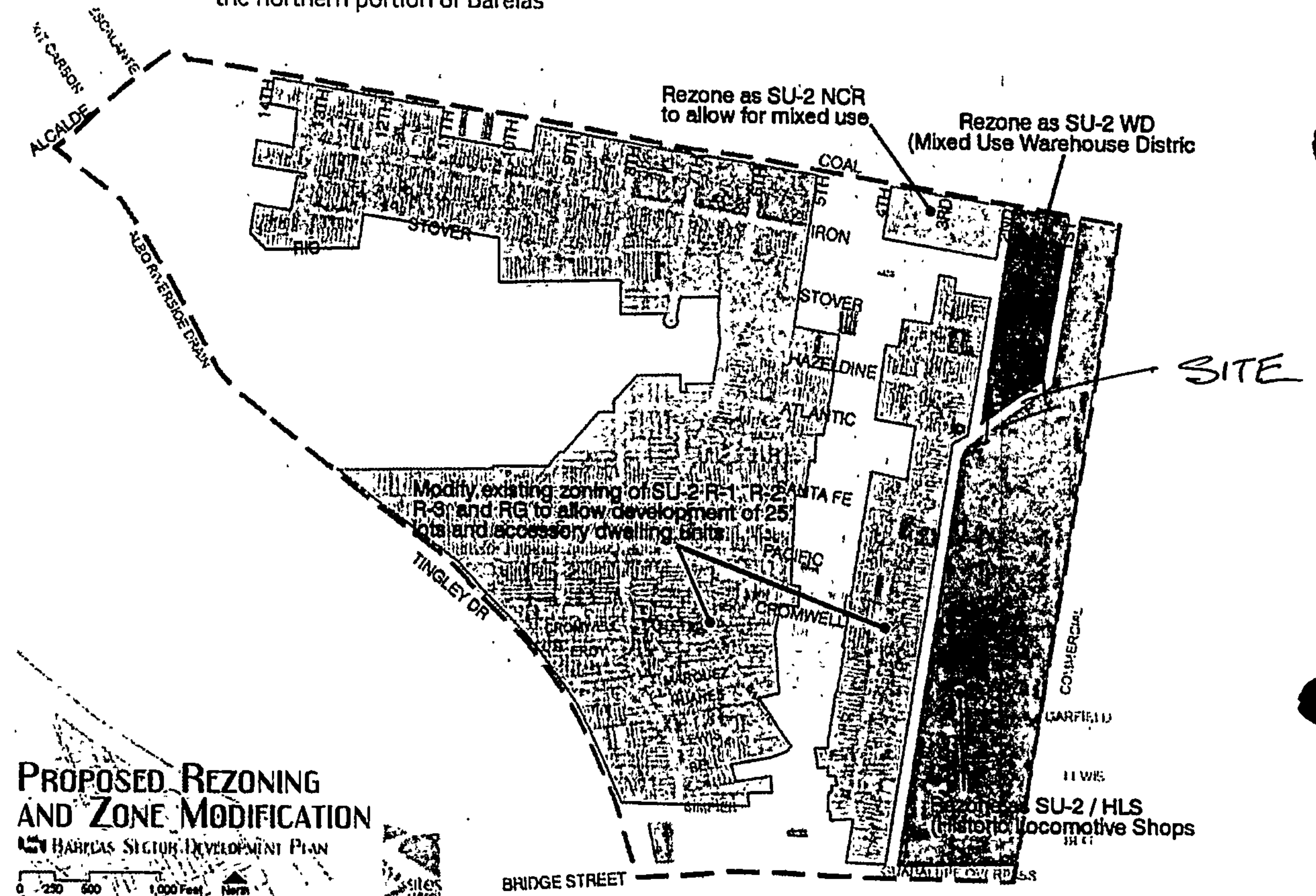


Figure 26. Proposed Rezoning and Zone Modification



THE PLAN

borders the Bosque, access from the neighborhood is limited, as there are no pedestrian crossings over the Riverside Drain.

Although Eighth Street is a designated bike route, cyclists riding through Barelás must compete with fast-moving traffic, and express concern for their safety.

observation and community input suggest that mid-block crossings are frequent between Tingley Park and the Barelás Community Center, and there is a need to provide a safe crossing for those pedestrians. The

Steering Committee identified this item as a priority project.

3.4.1.b Existing crosswalk improvements. Make improvements to existing crosswalks at the following intersections: Fourth Street and

3.3 Pedestrian and Bicycle Circulation Policies

T4. The City shall improve pedestrian safety in Barelás.

T5. The City shall enhance access to and movement within the Bosque for neighborhood residents and visitors.

T6. The City shall ensure that the network and condition of sidewalks throughout Barelás meet appropriate codes and residents' needs.

T7. The City shall enhance bicycle access and safety in Barelás.

3.4 Actions

3.4.1 Capital Improvements

3.4.1.a Pedestrian-activated signals.

Develop a pedestrian-activated traffic signal with a marked crosswalk at Fourth Street at Stover Avenue to service the Sacred Heart Church, and at Eighth Street between Atlantic and Stover Avenues. Although there is already a signal at Eighth and Atlantic,

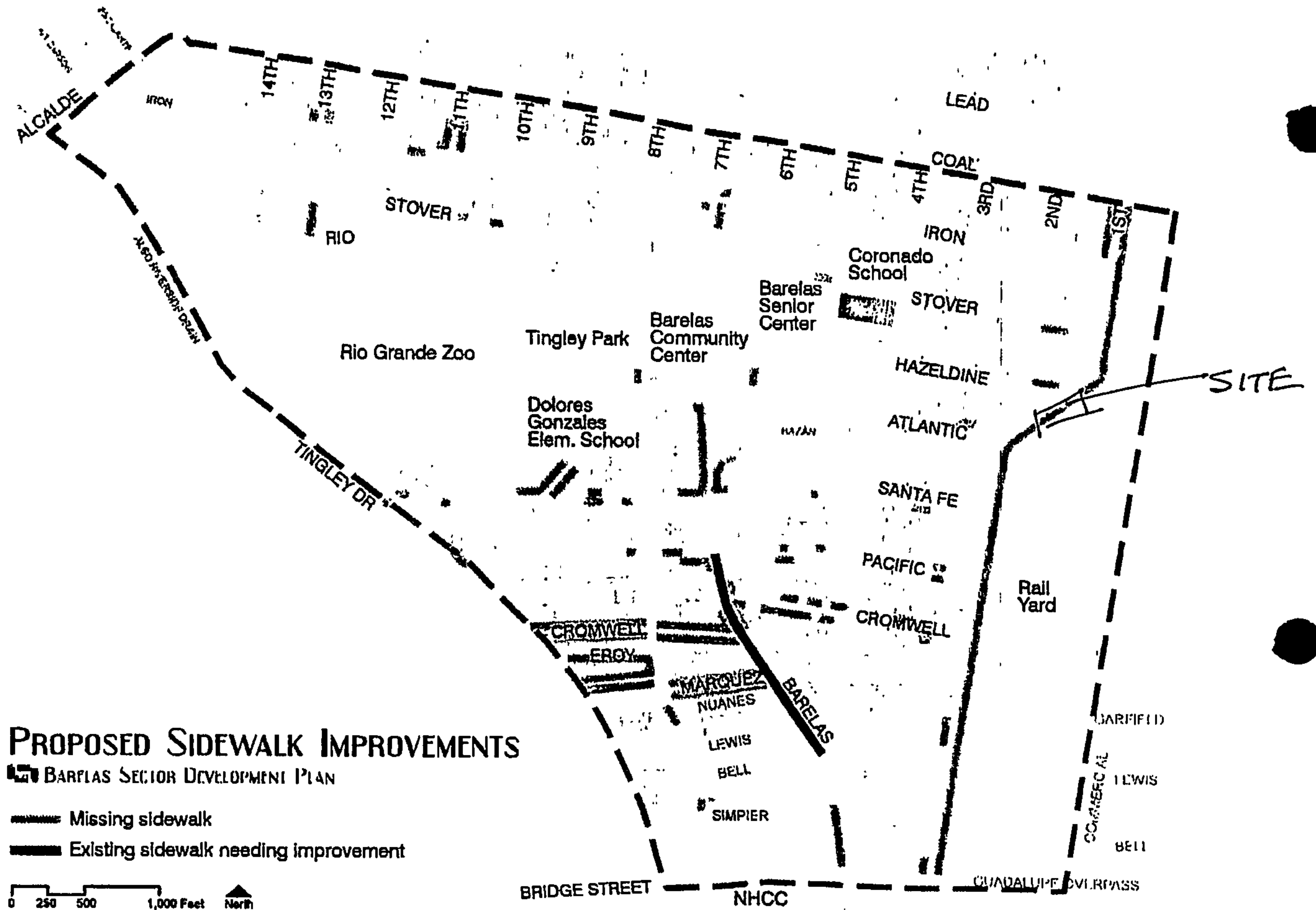


Figure 31. Proposed Sidewalk Improvements



THE PLAN

For all zones, the General Provisions of the City Zoning Code and all other provisions of the code that are common to all districts will apply. Of particular relevance to the nonconforming lots is §14-16-3-4, regulations for non-conforming lot size:

"D. Non-conforming Lot Size. A lot which has less area or width than required by the zone applied to the lot may be used without a variance as a separate lot occupied by a use permitted in that zone if:

1. The lot was legally created and placed on the records of the County, complying with any zoning and subdivision standards and procedures then applicable; and
2. The use and structure are permitted or are legally nonconforming, or if it is a new use or new construction, which is the use which most nearly meets lot area and width requirements."

SU-2/R-1

The SU-2/R-1 Zone corresponds to the R-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

- A. Conditional Uses. Uses permissive in the R-T Zone are added.
- B. Lot Size.
 1. For lots with vehicle access from the street or alley, minimum lot width shall be 25 feet per dwelling unit; minimum lot area is 2,500 square feet.
- C. Setback.
 1. There shall be a front yard setback of not less than 10 feet except setback for

a garage or carport shall be not less than 20 feet.

2. Side Yard Setback

- a. For lots of 40 feet or greater in width, the side yard setback shall be as required in the R-1 zone.
- b. For lots of less than 40 feet in width,

SU-2/R-T

The SU-2/R-T Zone corresponds to the R-T Zone

the side yard setback shall be not less than three feet or the setback required for adequate spacing between buildings as required by the International Building Code.

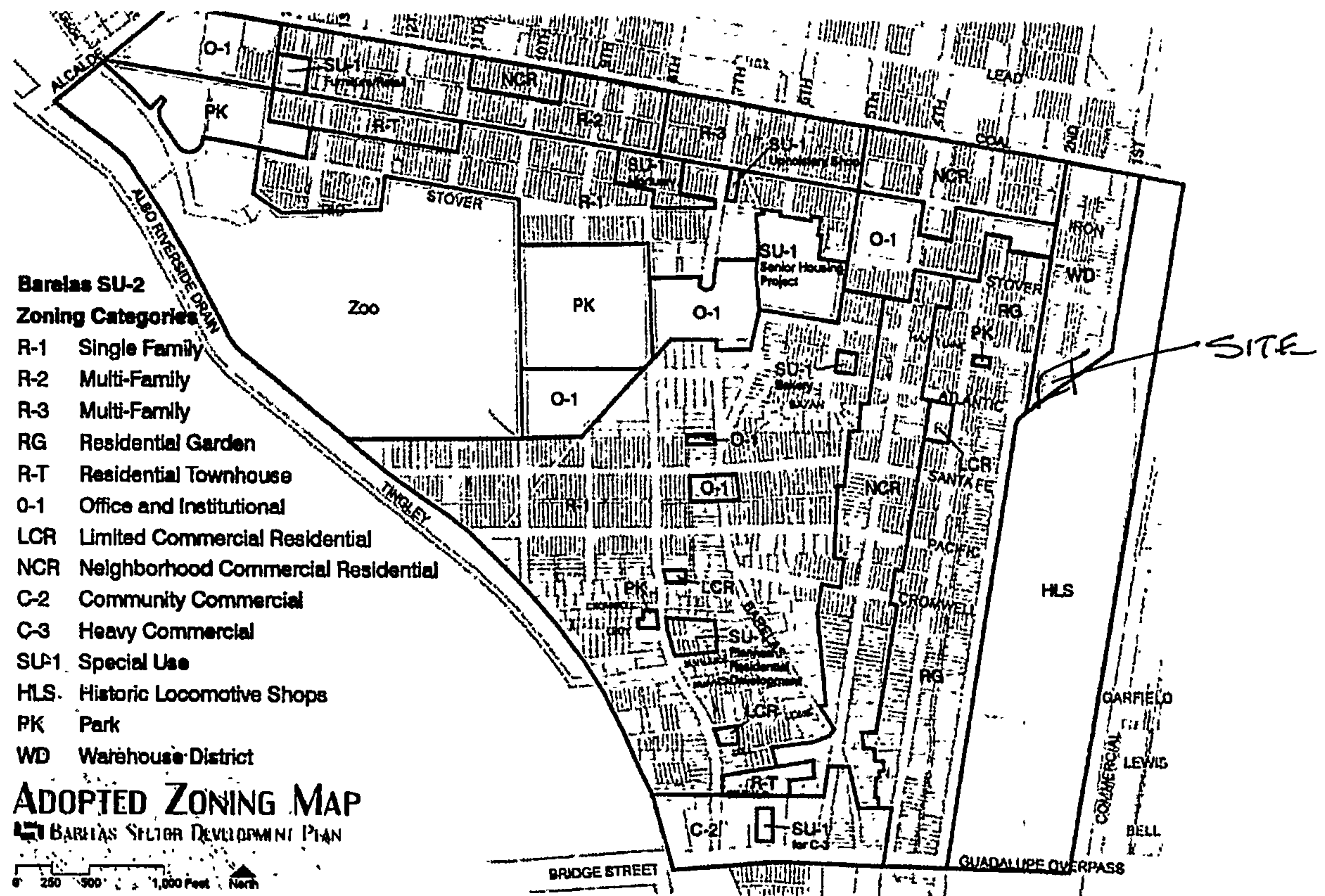


Figure 36. Adopted Zoning Map



feet; minimum lot area for lots developed only with houses and town houses shall be 2,500 square feet.

- a) For lots of 36 feet or greater in width, minimum lot area and width shall be as provided in the R-T zone.
- b) For lots of less than 36 feet in width, minimum lot width shall be 25 feet; minimum lot area shall be 2,500 square feet.

B. Setback.

- 1. There shall be a front yard setback of not less than 10 feet, except driveways shall not be less than 20 feet long.
- 2. For a house on a lot of less than 36 feet in width, the side yard setback shall be not less than three feet or the setback required for adequate spacing between buildings as required by the International Building Code. The distance between buildings shall be as required by the International Building Code.

C. Density

- 1. For lot with a minimum lot dimension of less than 142 feet, a floor area ratio of 0.75 is the maximum permitted.
- 2. For lots with a minimum lot dimension of 142 feet or greater, a floor area ratio of 1.25 is the maximum permitted.

D. Off Street Parking. For new multi-family residential development not less than one space for units with one bath and two spaces for units with 2 or 3 baths. Off street parking shall be provided at the rear of the property, and alley access is encouraged when possible.

- E. Usable Open Space. For new construction usable open space shall be provided on-site in an equal to 200 square feet per one-bedroom dwelling unit, 250 square feet per two bedroom dwelling unit, 300 square feet per three bedroom dwelling unit or more.
- F. Site Plan Approval. Site development plan approval by the City Planning Director for all new multi-family residential developments less than 45,000 square feet prior to approval of a building permit. Any multi-family developments over 45,000 square feet will require review and approval by the Environmental Planning Commission.

SU-2/O-1

The SU-2/O-1 Zone corresponds to the O-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

SU-2/LCR

The SU-2/LCR Zone corresponds to the RC (Residential/Commercial) Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exception:

- A. Permissive Uses: Non-Residential uses listed as permissive are not limited by floor area.

SU-2/NCR

The SU-2/NCR Zone corresponds to the C-1 Neighborhood Commercial and R-2 Residential Zones in the Comprehensive City Zoning Code and is

subject to the same regulations as those zones with the following exceptions:

A. Permissive Uses

- 1. Copying and blueprinting are permitted.
- 2. Wholesaling of jewelry, furniture and other arts and crafts is permitted.

B. Conditional Uses

- 1. Uses permissive in the C-2 Zone except:
 - a) Retail sale of alcoholic drink for consumption off-premise is not a conditional use.
 - b) Outside storage is not a conditional use.

C. Height

- 1. Commercial structures shall not exceed 26 feet in height, except as provided in the C-1 zone.
- 2. The height of residential and mixed use structures that include residential uses above the first floor shall be regulated by the provisions of the R-2 zone.

D. Setback

- There shall be no front yard setback allowed for properties abutting Fourth Street, except when the setback area is needed to provide:
- 1. outside seating and/or pedestrian plaza space
 - 2. required clear sight triangles

SU-2/WD

The SU-2/WD Mixed Warehouse District Zone corresponds to the R-3 Residential Zone and C-3



Heavy Commercial Zone in the Comprehensive City Zoning Code with the following exceptions:

- A. Permissive Uses
 - 1. Uses permissive in the R-3 Residential Zone.
 - 2. Uses permissive in the C-3 Heavy Commercial Zone
- B. Conditional Uses
 - 1. Uses conditional in the C-2 Zone and R-3 Zone are conditional in this
- C. Prohibited Uses
 - 1. Automobile dismantling yard.
 - 2. Construction contractor's equipment storage or contractor's plant.
 - 3. Feed or fuel storage or sales.
 - 4. Vehicle storage outdoors as a principal use.
 - 5. Emergency shelter.
- D. Height

Structure height up to 36 feet is permitted at any legal location. Maximum building height for any structure is 52 feet. The height and width of any structure over 36 feet shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 36 feet in height may not exceed the solar access, a structure over 36 feet in height may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or centerline.

Exceptions to the above are provided in Section 14-16-3-3 and Section 14-16-3-5 of this Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 75 feet of a lot zoned specifically for houses.

E. Lot Size
No requirements.

- F. Setback
 - 1. No front or corner side yard setback is required.
 - 2. There shall be a setback of 11 feet from the junction of a driveway or alley and a public sidewalk location.
 - 3. No side yard setback is required, except that a 5-foot side yard or rear yard setback shall be required where a site abuts any of the following addresses in residential use as of the adoption of this plan, so long as the residential use remains: 709 and 713 First Street SW, 704 2nd Street SW.
 - 4. Notwithstanding any of the above regulations, the clear sight triangle shall not be infringed upon at street intersections.

- G. Off-Street Parking
 - 1. Off-street parking spaces shall be provided according to half of the requirement for each use in listed in listed Section 14-16-3-1 of the Zoning Code.
 - 2. No reductions are allowed.

- H. Usable Open Space
 - 1. Usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-

- bedroom dwelling unit, 250 square feet for each two-bedroom dwelling unit, and 300 square feet for each dwelling unit containing three or more bedrooms.
- 2. Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

SU-2/HLS Historic Locomotive Shops Zone

The SU-2/HLS Zone provides suitable sites for a mix commercial, residential and light industrial uses on the historic locomotive shops site. The zone provides for flexibility of land use and design within the property and for compatible orientation to the neighborhood and buffering between the locomotive shops complex and residential areas. (Upon approval of a Master Site Development Plan - see section J below - this zone will be amended to adopt the Master Plan.)

- A. Permissive Uses.
 - 1. Uses permissive in the R-3 zone.
 - 2. Uses permissive in the C-2 zone with the following exceptions:
 - a) Wireless telecommunications facility is not a permissive use.
 - b) Laboratory is not a permissive use.
 - 3. Uses permissive in the I-P zone with the following exceptions:
 - a) Air separation plant is not permitted.
 - 4. Iron or steel foundry or fabrication plant, forging, rolling or heavyweight casting, as



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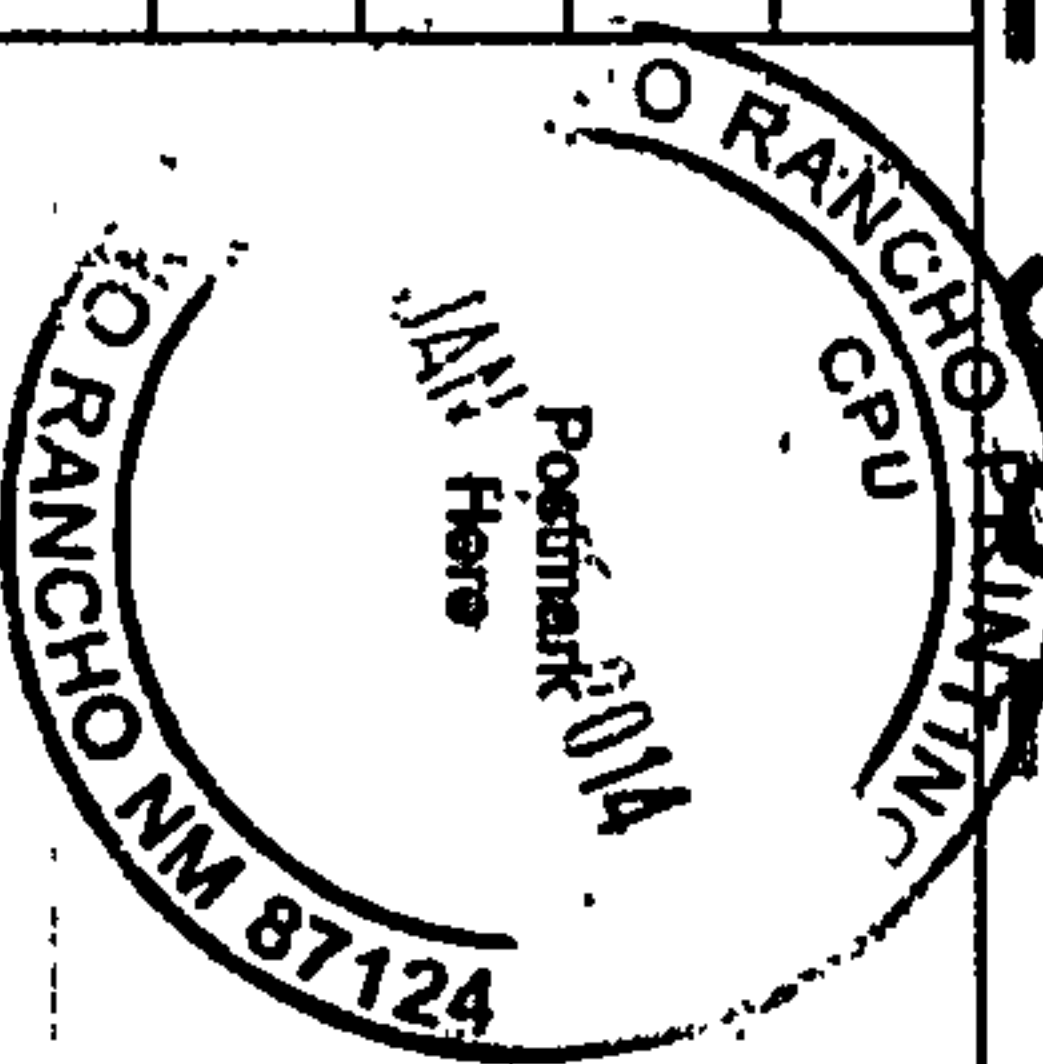
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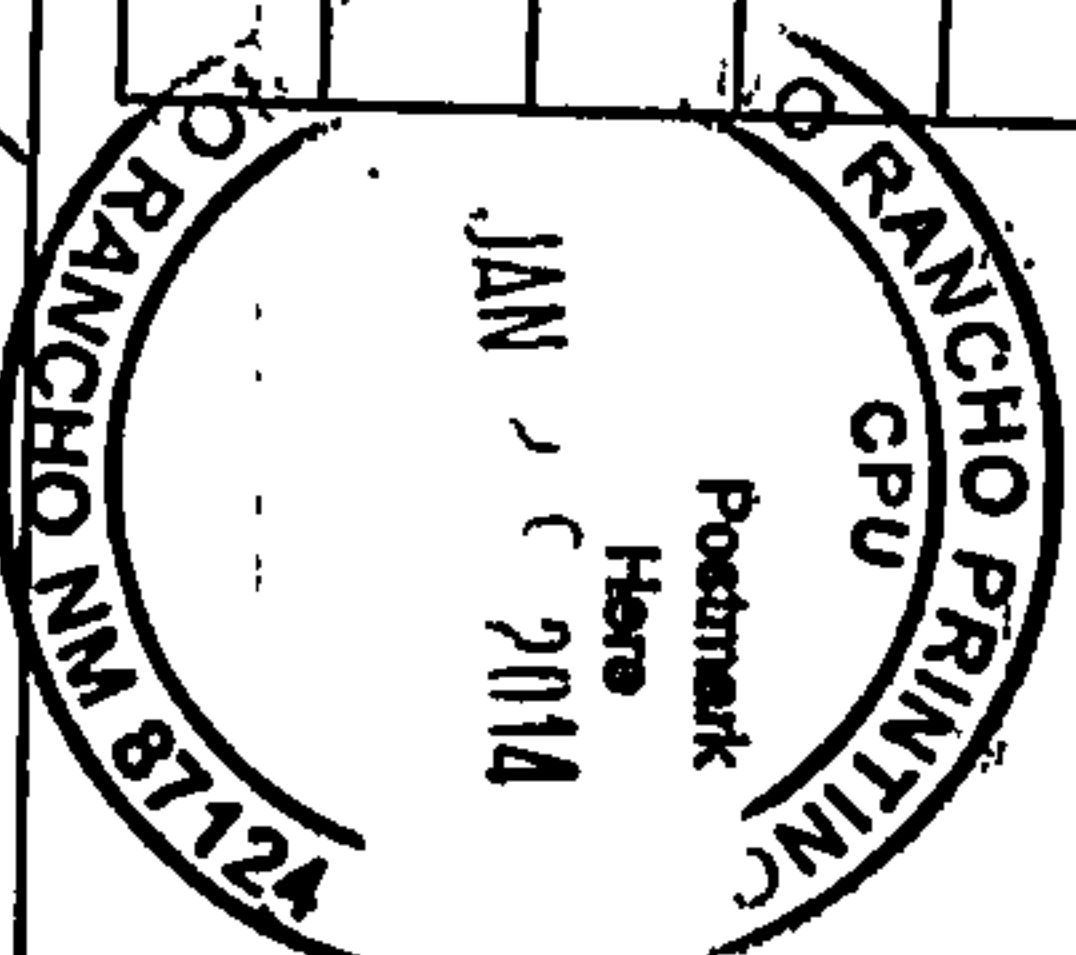
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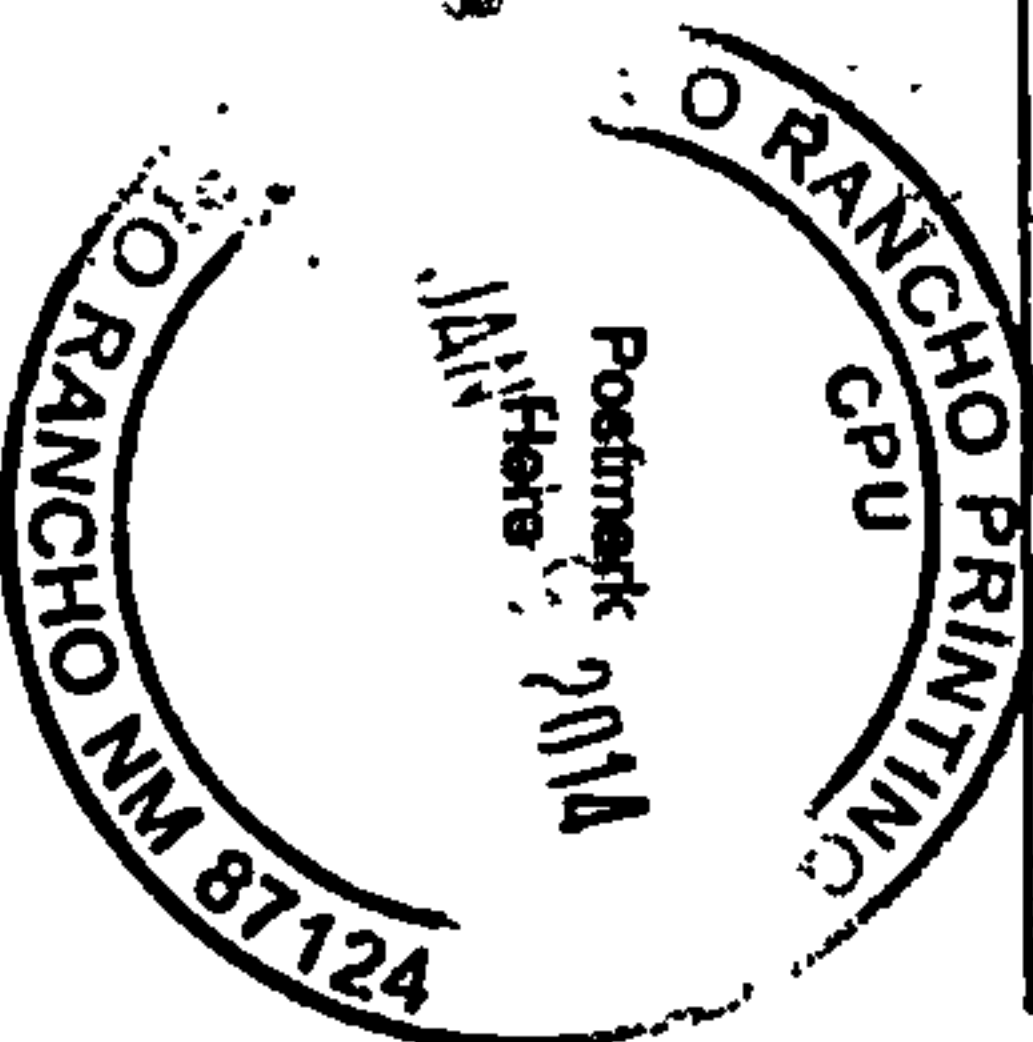
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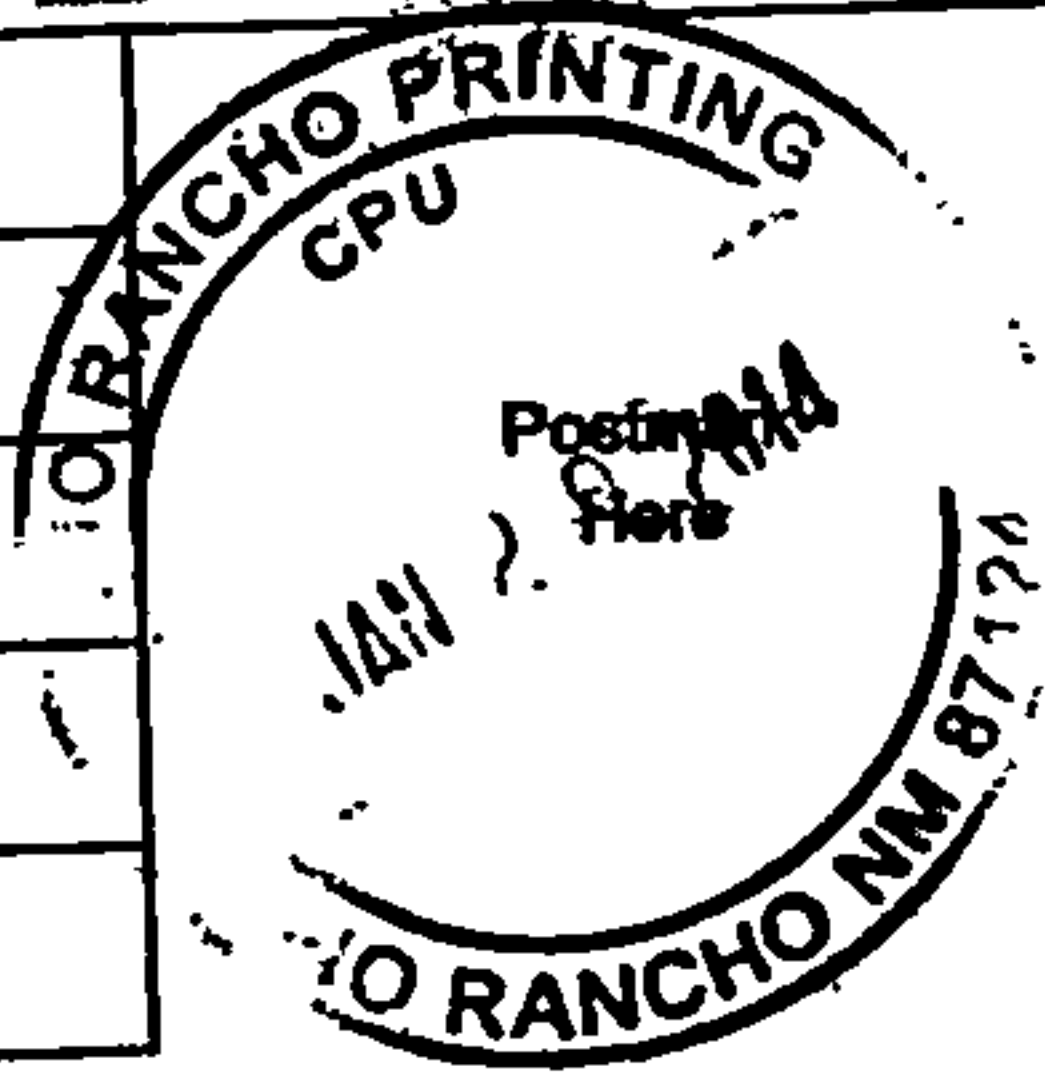
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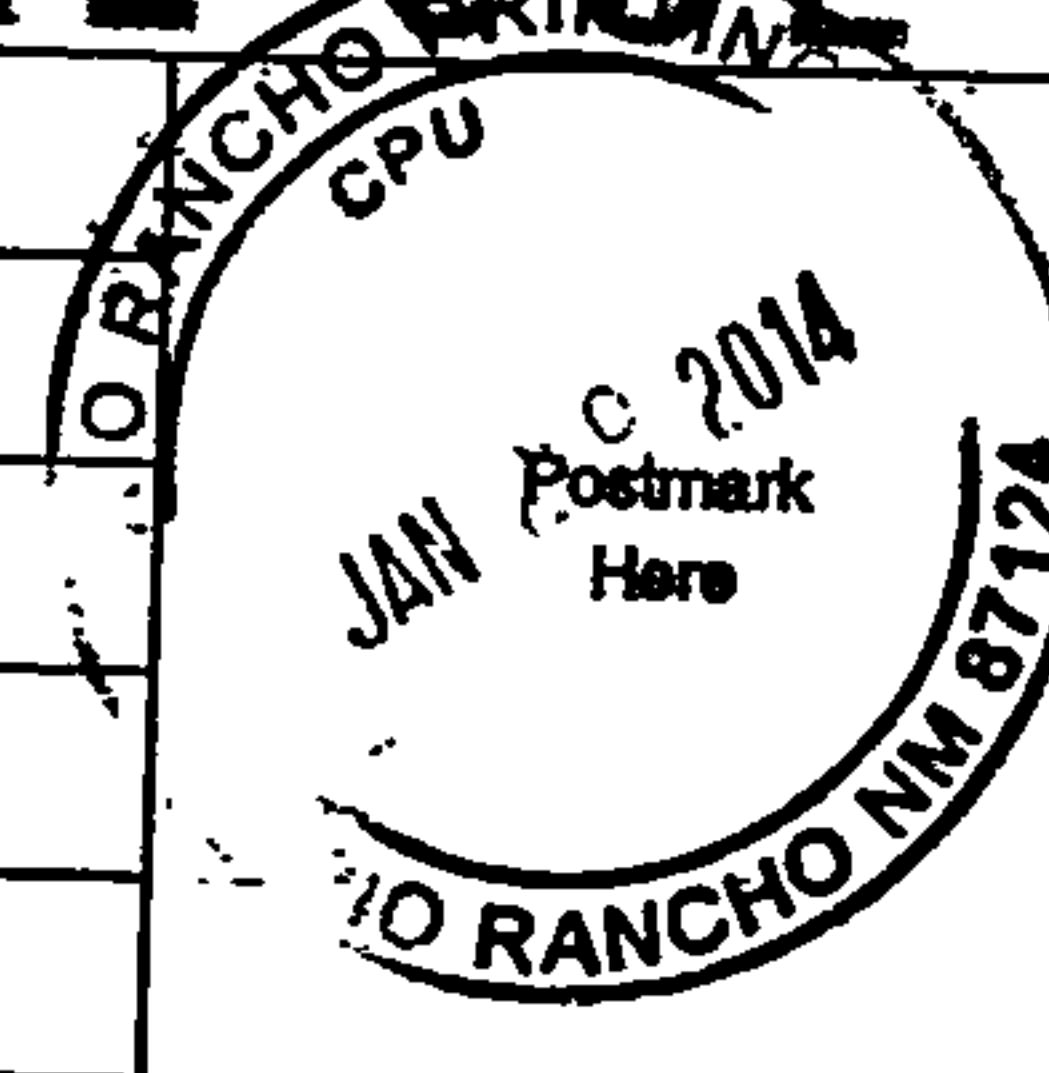
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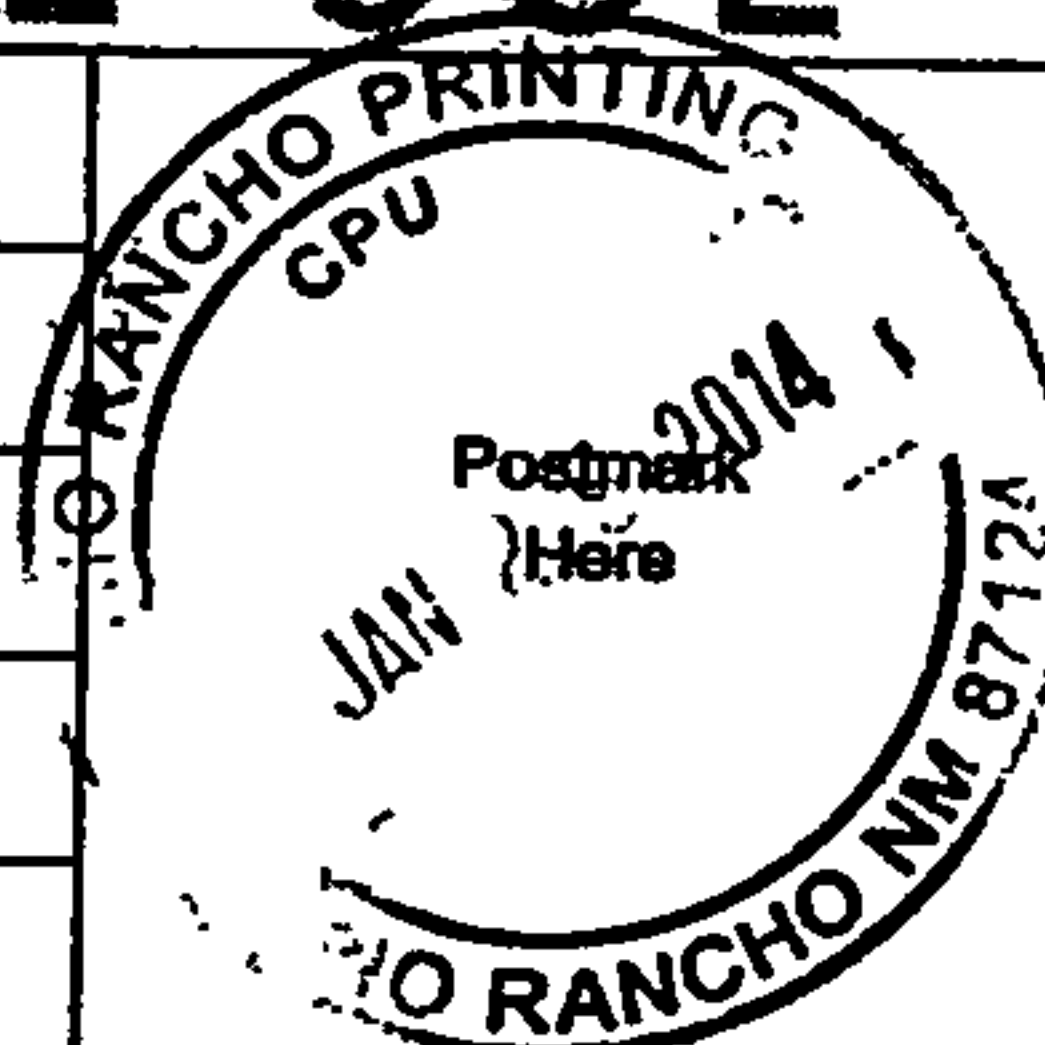
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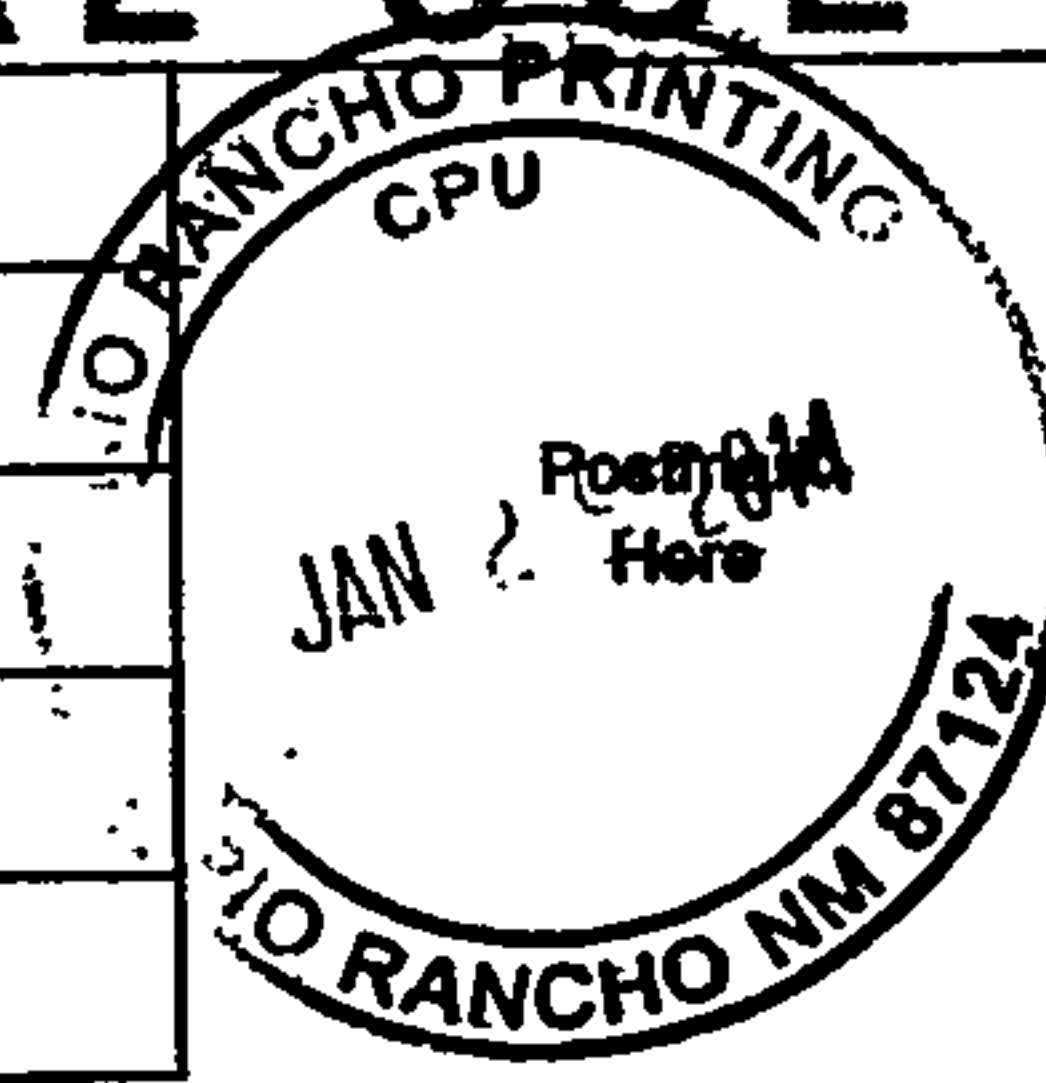
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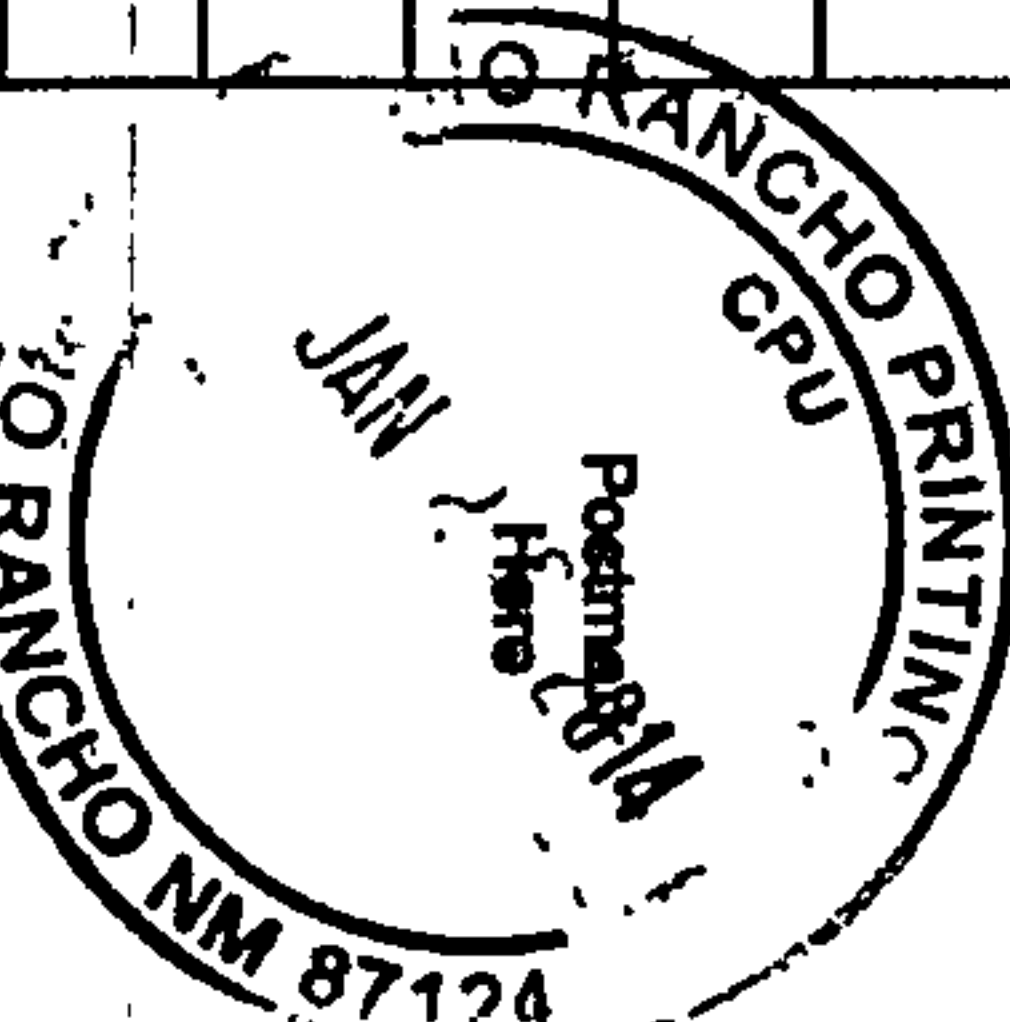
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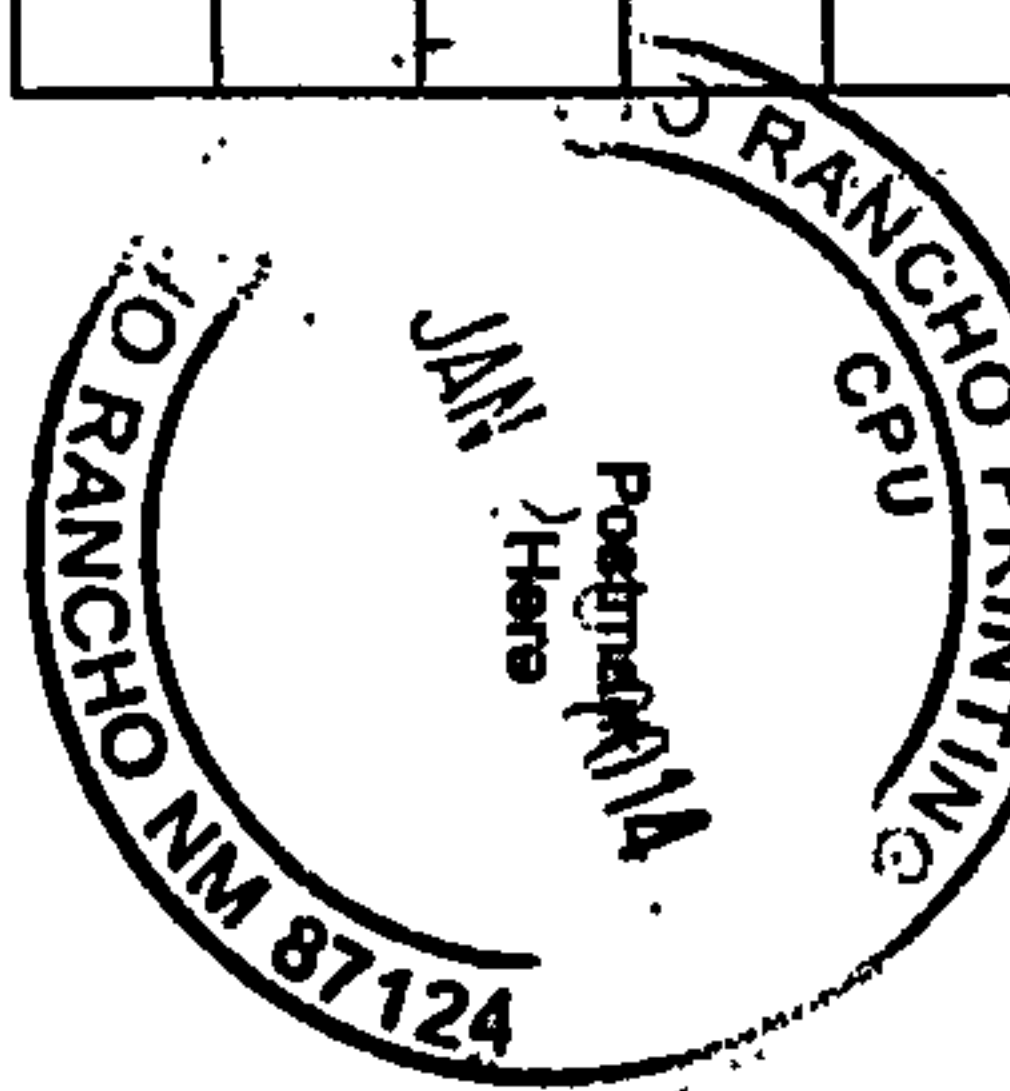
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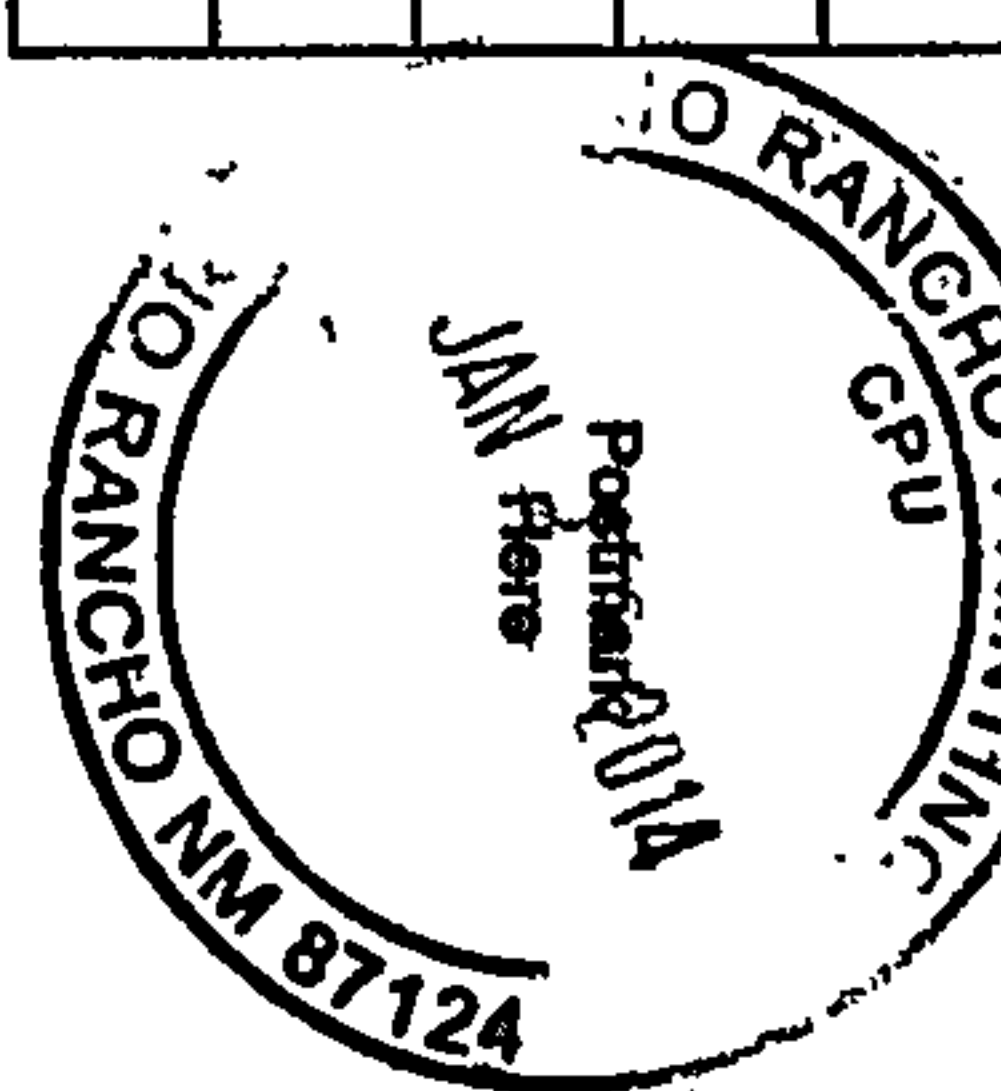
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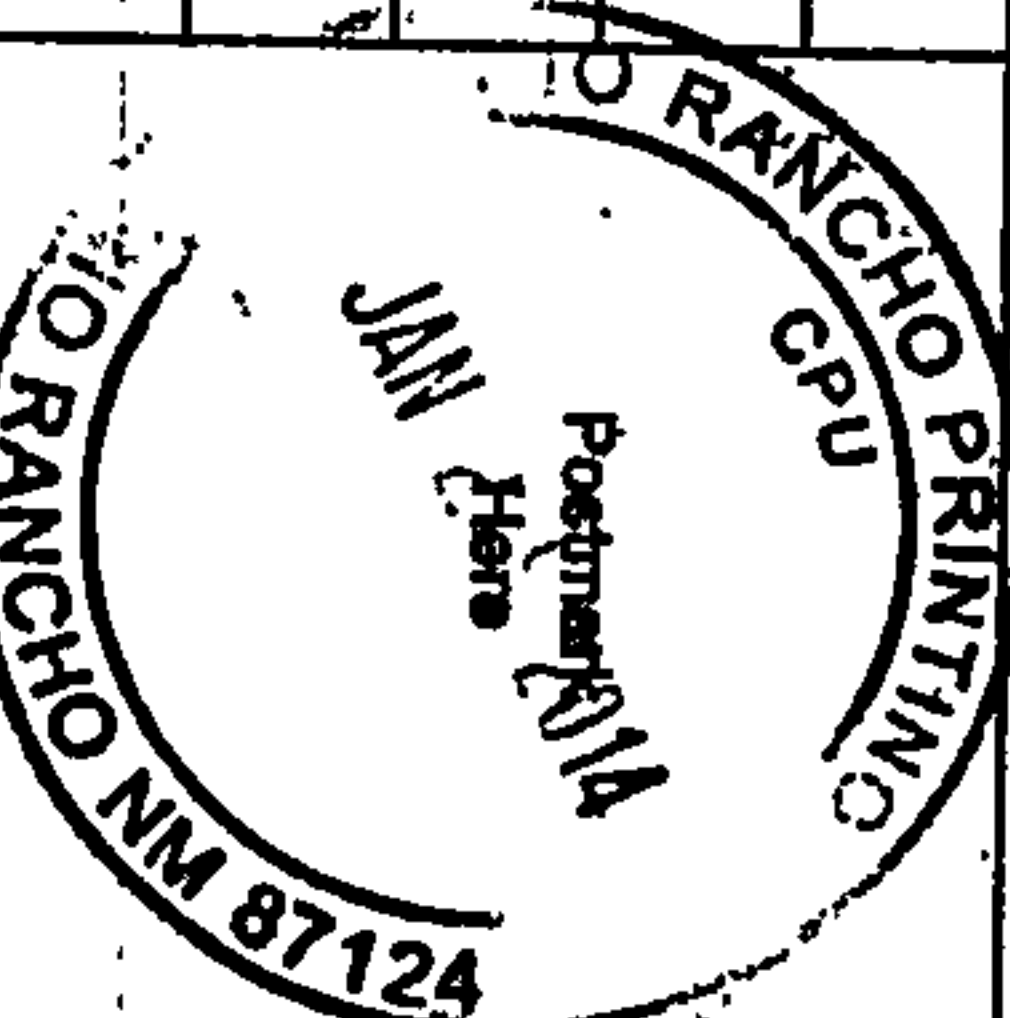
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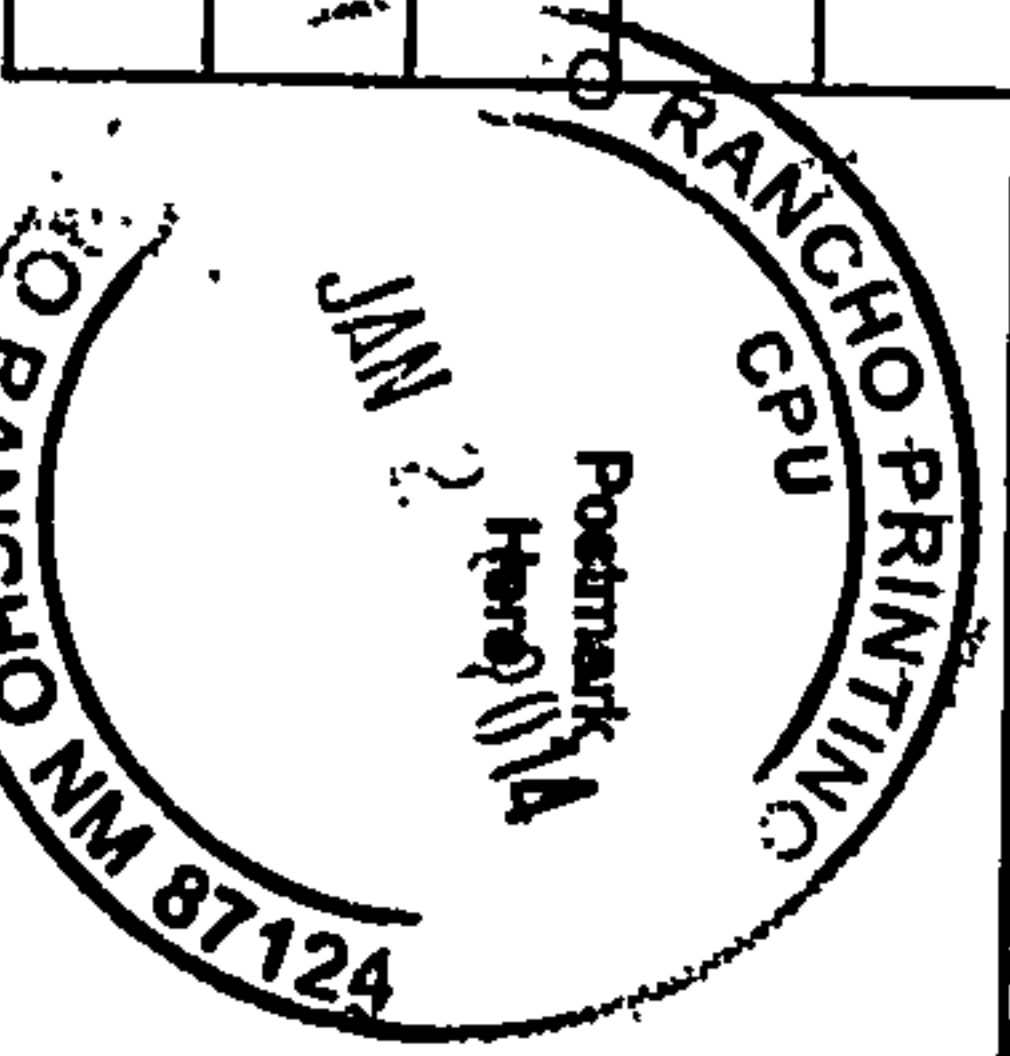
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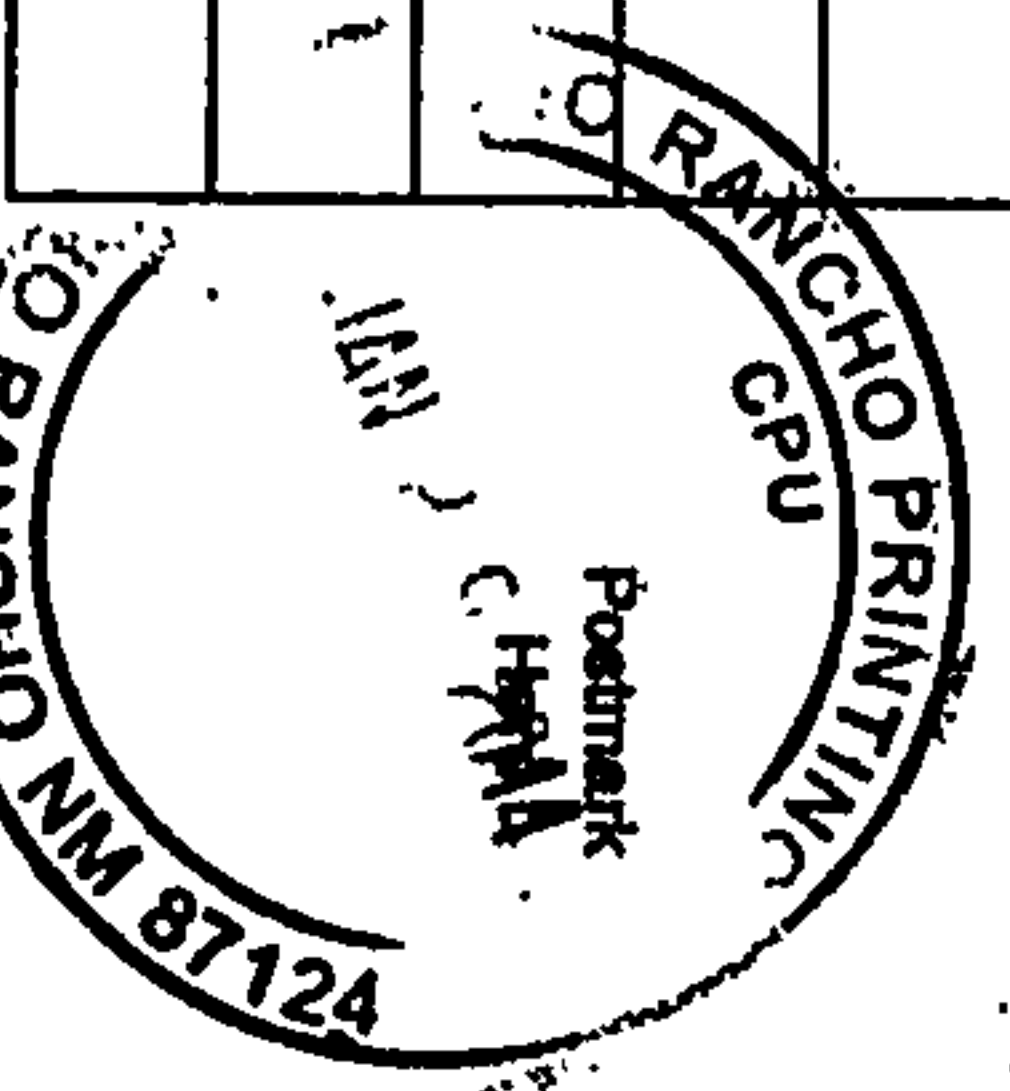
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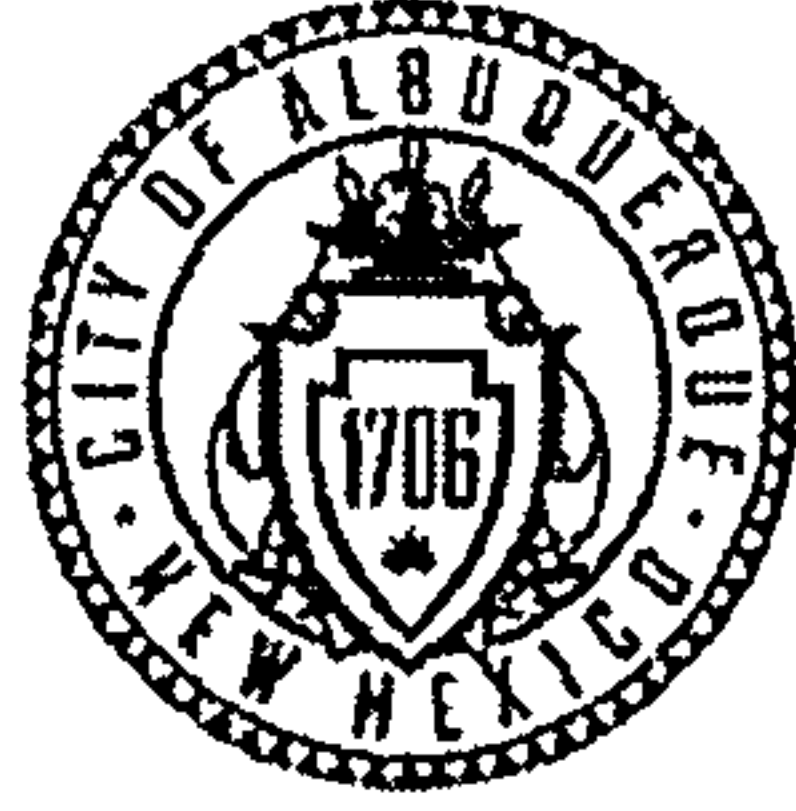
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City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

January 22, 2014

Scott Eddings
Huitt-Zollars, Inc.
6501 Americas Parkway, Suite 550/87110
Phone: 505-892-5141/Fax: 892-3259
E-mail: seddings@Huitt-Zollars.com

Dear Scott:

Thank you for your inquiry of January 22, 2014 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(CITY PROJECT FOR DRB SUBMITTAL) – PARCEL A – VACATION OF FIRST STREET RIGHT-OF-WAY, LOCATED ON FIRST STREET SW BETWEEN FIRST STREET SW AND SECOND STREET SW** zone map **K-14**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**

SKETCH PLAT FOR
 PARCEL A
 VACATION OF PORTION OF FIRST STREET RIGHT-OF-WAY
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2014



VICINITY MAP K-14-Z NTS

PLAT DATA

DRB NO.	PLAT ACRES	0
NO. OF TRACTS	TRACT ACRES	0
ROAD MILES	ROAD ACRES	0
	ROAD VACATION ACRES	0.3625

ZONE DESIGNATION

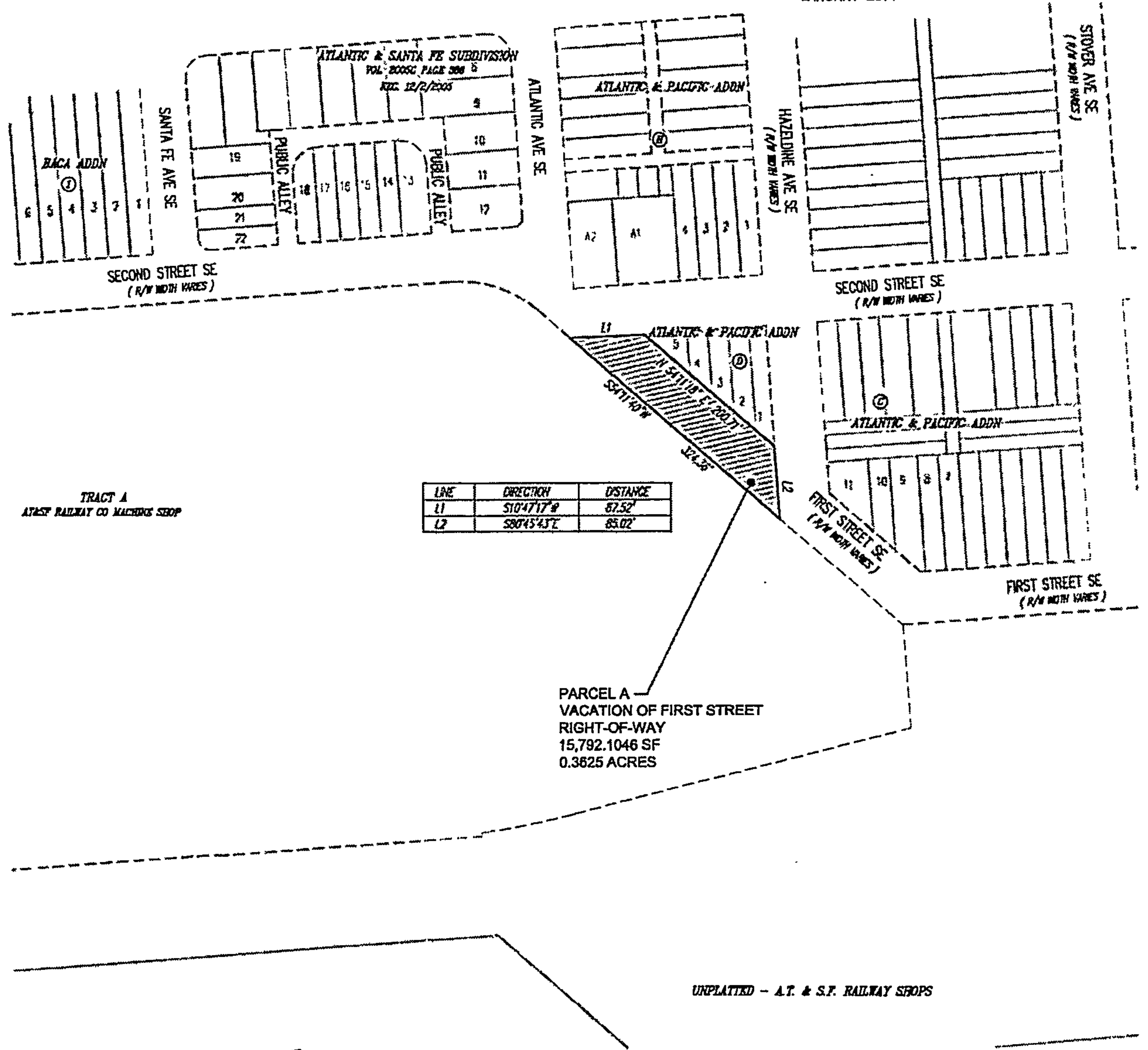
PARCEL A

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS SKETCH PLAT IS TO VACATE ADDITIONAL RIGHT-OF-WAY OF FIRST STREET SE.

EASEMENTS

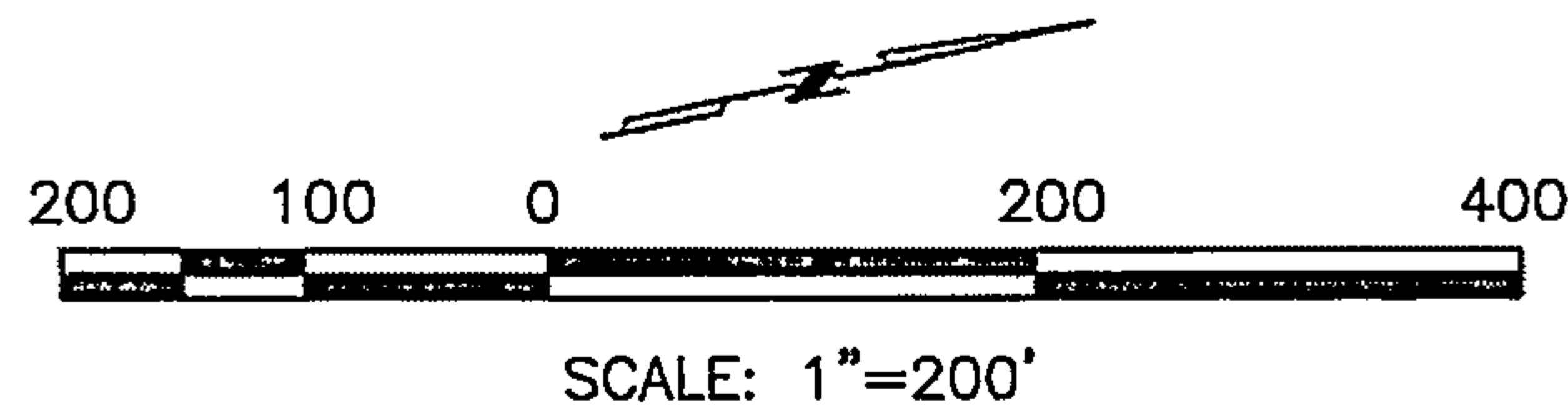
1. PUBLIC UTILITY EASEMENT/S SHALL BE CREATED AS PART OF THE PLAT FOR ALL EXISTING UTILITIES. IT IS NOT THE INTENT OF THIS PLAT TO DISRUPT EXISTING UTILITIES.



PARCEL A
 VACATION OF FIRST STREET
 RIGHT-OF-WAY
 15,792.1046 SF
 0.3625 ACRES

APPLICATION NO.	
R/W VACATION	CITY COUNCIL NO.
FIRST STREET: 0.3625 AC	

Exhibit A



ATTACHMENT A

Scott Eddings
Huitt-Zollars, Inc.
6501 Americas Parkway, Suite 550/87110
Phone: 505-892-5141/Fax: 892-3259
E-mail: seddings@Huitt-Zollars.com
Zone Map - K-14

BARELAS NEIGHBORHOOD ASSOCIATION (R)

Dorothy Chavez
612 10th St. SW/87102 918-1611 (c)

Javier Benavidez
1115 Barelas SW/87102 315-3596 (c)

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (R)

David Mahlman
206 Broadway SE/87102
243-0101 (h)

Rob Dickson
401 Central Ave. NE, Ste. D/87102
247-3935 (h)

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Frank H. Martinez
501 Edith NE/87102 243-5267 (w)

Sergio Viscoto
700 Don Cipriano Ct. NE/87102

DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)

Reba Eagles, c/o Original Medicine Acupuncture
1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)

Susan Brych
927 11th St. NW/87102-1877 350-8853 (h)

HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)

Kathy Grassel
510 Edith SE/87102 715-9796 (c)

Ann L. Carson
416 Walter SE/87102 242-1143 (h)

MARTINEZTOWN WORK GROUP

Loretta Naranjo Lopez
1127 Walter NE/87102 270-7716 (c)

Ivan Westergaard
1008 Calle Garza NE/87113 344-9137 (h)

RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

Bob Tilley
806 Lead Ave. SW/87102 263-9848 (h)

Deborah Foster
1307 Gold SW/87102 243-4865 (h)

SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

Carol Carrillo Pimentel
340 Prospect Ave. NE/87102 604-8420 (h)

Christina Chavez
517 Marble NE/87102 459-4521 (c)

SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)

Lorraine Smith
1123 William SE/87102 917-9356 (h)

DOWNTOWN ACTION TEAM

Debbie Stover
100 Gold St. SW, Ste. 204/87102 243-2230 (w)

Todd Clarke
100 Gold St. SW, Ste. 204/87102

January 27, 2014

Dorothy Chavez
Barelas Neighborhood Association
612 10 St. SW
Albuquerque, New Mexico 87102

Javier Benavidez
Barelas Neighborhood Association
1115 Barelas SW
Albuquerque, New Mexico 87102

Ref: **Vacation of a Portion of First Street R/W**

To Whom It May Concern:

The purpose of this letter is to inform you and the Barelas Neighborhood Association that the City of Albuquerque Department of Municipal Development is seeking to vacate a portion of First Street right-of-way. The proposed vacation occurs from Second Street and First Street as shown on the attached Exhibit A. The vacation request should be scheduled to be heard by the City Development Review Board on February 26, 2014. I encouraged you to track this case on the City's website at: <https://www.cabq.gov/planning/boards-and-commissions/development-review-board/agenda-archives/>

Please assist in spreading the word and plan on attending this meeting. If you have any questions feel free to call me at 892-5141 or email at seddings@huitt-zollars.com.

Sincerely,

HUITT-ZOLLARS, INC.

Scott Eddings, PE
Associate

cc: Diane Sholtis, PE

Attachments: Exhibit A

January 27, 2014

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Barelas Neighborhood Association
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Albuquerque, New Mexico 87102

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Attachments: Exhibit A

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Feb. 11, 2014 To Feb. 26, 2014

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Scott Eddings (Applicant or Agent) 1/31/14 (Date)

I issued 2 signs for this application, 1-31-14 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1009953

February 26, 2014

(VREW)