



**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](mailto:agomez@cabq.gov)**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 26, 2014, beginning at 9:00 a.m. and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, February 25, 2014, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

**Project# 1000060**  
14DRB-70026 – 2 YEAR EXTENSION OF  
SUBDIVISION IMPROVEMENTS  
AGREEMENT (2YR SIA)

MODRALL SPERLING agents for SANDIA FOUNDATION request the referenced/above action for all or a portion of GATEWAY SUBDIVISION zoned SU-2/C-3, located on the north side of LOMAS BLVD NE and the west side of INTERSTATE 25 containing approximately 24.8365 acre(s). (J-15)

**Project# 1004036**  
14DRB-70022 VACATION OF PUBLIC  
EASEMENT  
14DRB-70023 VACATION OF PRIVATE  
EASEMENT

JACKS HIGH COUNTRY INC agents for, MAX & VICTORIA CONTRERAS request the referenced/ above actions for a portion of Tract(s) A-1 & A-2, MAX REPLAT zoned SU-2/ LD RA-2, located on the west side of RIO GRANDE BLVD NW between ZICKERT RD NW and LOS ANAYAS RD NW containing approximately .5922 acre. (H-12, H-13)

**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)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Jack Cloud, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 10, 2014.**



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 2<sup>nd</sup> 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): 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.): \_\_\_\_\_

**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	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

1-31-14  
Staff signature & Date

Project # 1009953

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)-**  
 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  
 \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 Sign Posting Agreement  
 Fee (see schedule)  
 N/A List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**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  
**DRB meetings are approximately 30-DAYS after the filing deadline. Your attendance is required.**

- 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  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- 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**  
 \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)  
 \_\_\_ Fee (see schedule)  
 \_\_\_ List any original and/or related file numbers on the cover application  
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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



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

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](mailto:seddings@huitt-zollars.com).

Sincerely,

**HUITT-ZOLLARS, INC.**

  
Scott Eddings, PE  
Associate

cc: Diane Sholtis, PE

Attachments: Exhibit A



## 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](mailto: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](mailto: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.**

# 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](mailto:seddings@Huitt-Zollars.com)  
Zone Map - K-14

## **BARELAS NEIGHBORHOOD ASSOCIATION (R)**

Dorothy Chavez  
612 10<sup>th</sup> 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 11<sup>th</sup> 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 [sceddings@huitt-zollars.com](mailto:sceddings@huitt-zollars.com).

Sincerely,

**HUITT-ZOLLARS, INC.**

Scott Eddings, PE  
Associate

cc: Diane Sholtis, PE

Attachments: Exhibit A





VICINITY MAP K-14-Z NTS

**PLAT DATA**

DBP NO.	PLAT ACRES
NO. OF TRACTS	TRACT ACRES
ROAD WILES	ROAD ACRES
ZONE DESIGNATION	ROAD VACATION ACRES
PARCEL A	0.3825

**DISCLOSURE STATEMENT**  
 1. THE PURPOSE OF THIS SECTION PLAT IS TO VACATE ADDITIONAL RIGHT-OF-WAY OF FIRST STREET SE.

**EASEMENTS**

- 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.

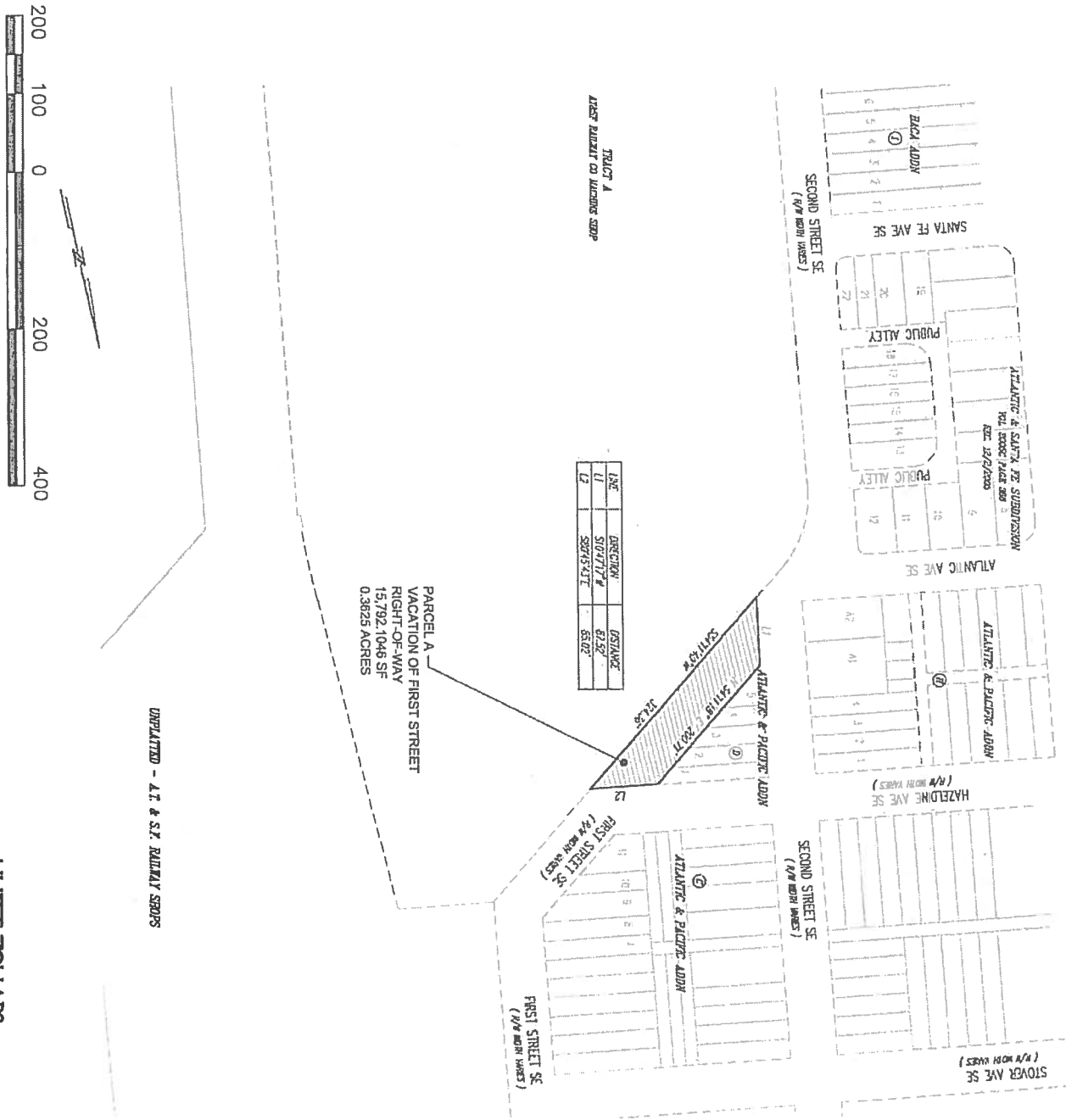
APPLICATION NO. \_\_\_\_\_

R/W VACATION \_\_\_\_\_ CITY COUNCIL NO. \_\_\_\_\_

FIRST STREET 0.3825 AC

Exhibit A

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



HUTT-ZOLLARS  
 333 RIO RANCHO DR. N.E., STE. 101  
 RIO RANCHO, N.M. 87124  
 (505) 992-5141  
 SHEET 1 OF 1

January 31, 2014

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

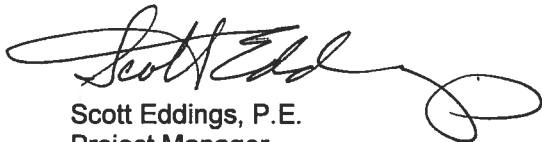
**RE: Request for Vacation of Public Right-of-Way – Portion of First Street  
(Zone Atlas K-14)**

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.**



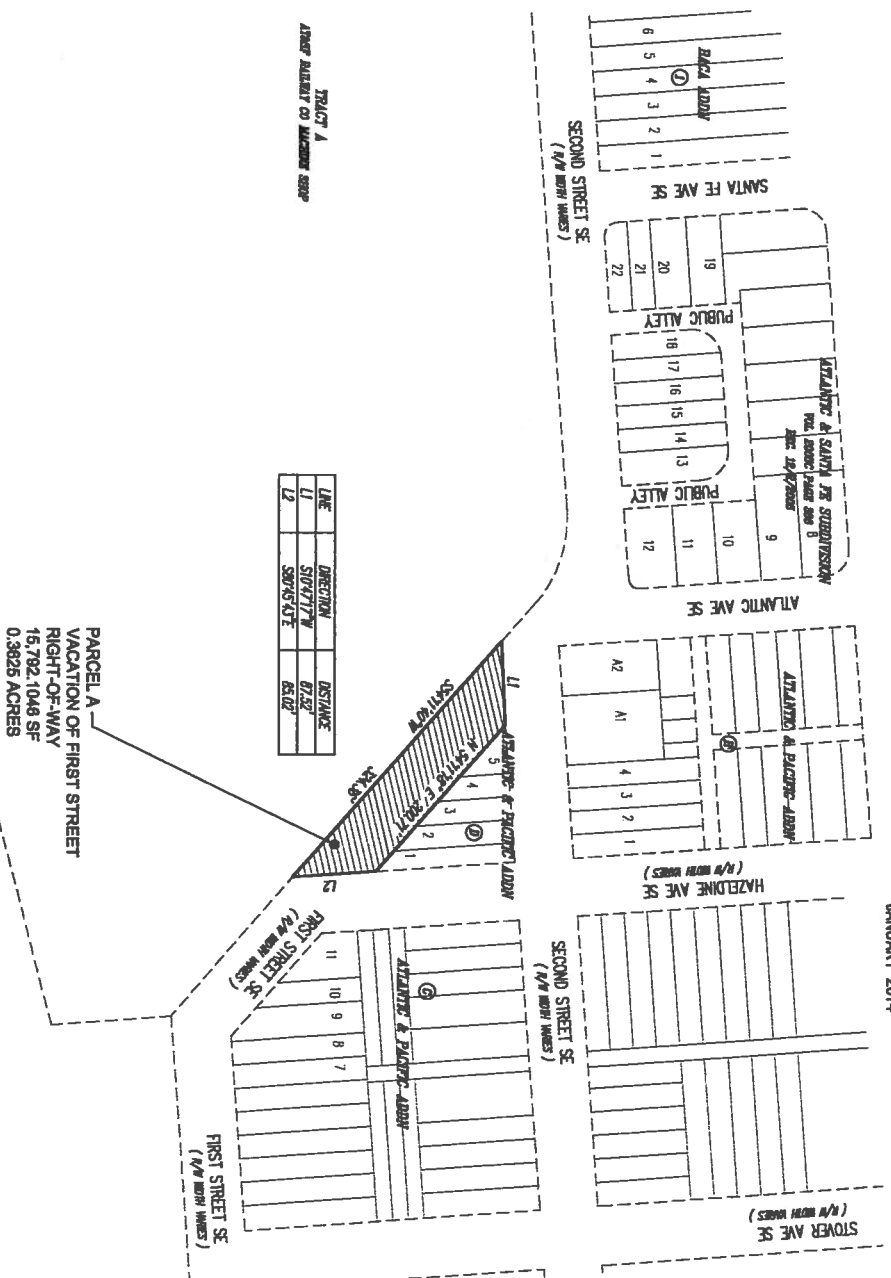
Scott Eddings, P.E.  
Project Manager

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



WONITY MAP K-14-2 NTS

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



UNPLATTED - AT & R.F. BALTIMAY SURVS

PLAT DATA

DBR NO. \_\_\_\_\_ PLAT ACRES \_\_\_\_\_  
 NO. OF TRACTS \_\_\_\_\_ TRACT ACRES \_\_\_\_\_  
 ROAD MILES \_\_\_\_\_ ROAD ACRES \_\_\_\_\_  
 ZONE DESIGNATION \_\_\_\_\_ ROAD VACATION ACRES \_\_\_\_\_  
 PARCEL A \_\_\_\_\_

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS SKETCH PLAN 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 0.36226 AC



SCALE: 1"=200'



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

Map amended through: 1/24/2011

Zone Atlas Page:  
**K-14-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarp
- 2 Mil
- Airp
- Wall

Note: Grey Shading Represents Area Outside of the City Limits

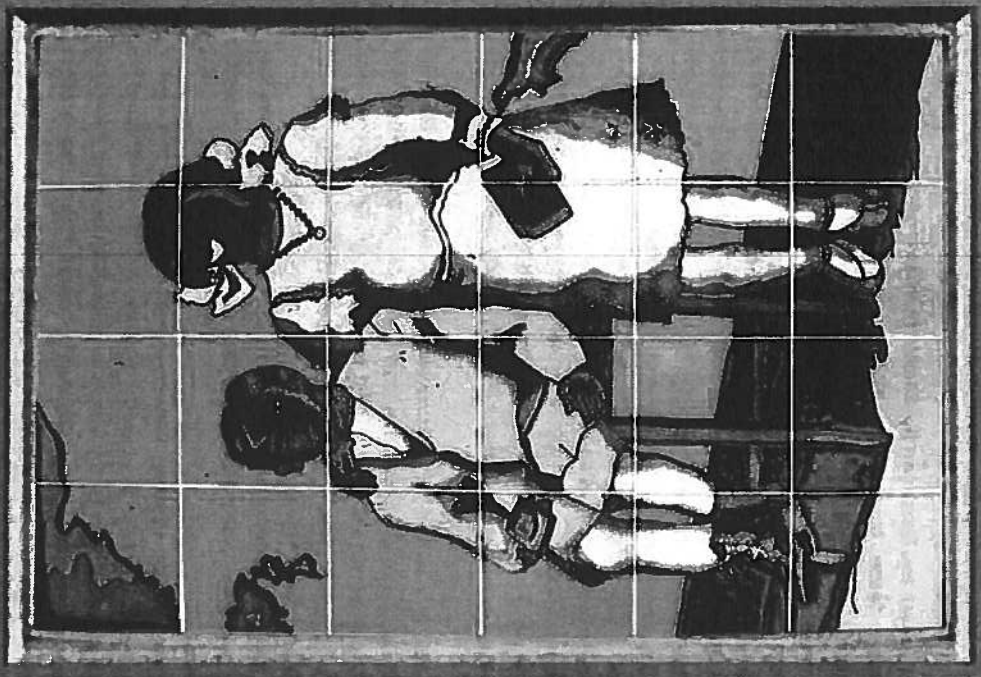
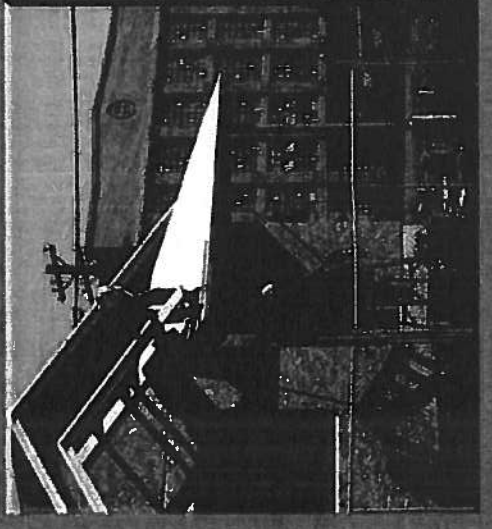
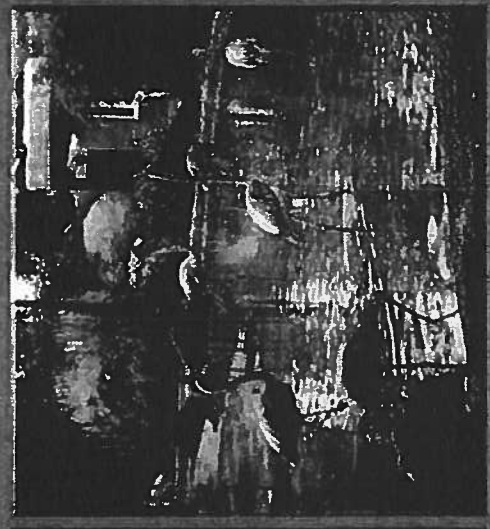
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# BARCELONA

## SECTOR DEVELOPMENT PLAN



Adopted April 2008



**COMMUNITY CONTEXT**

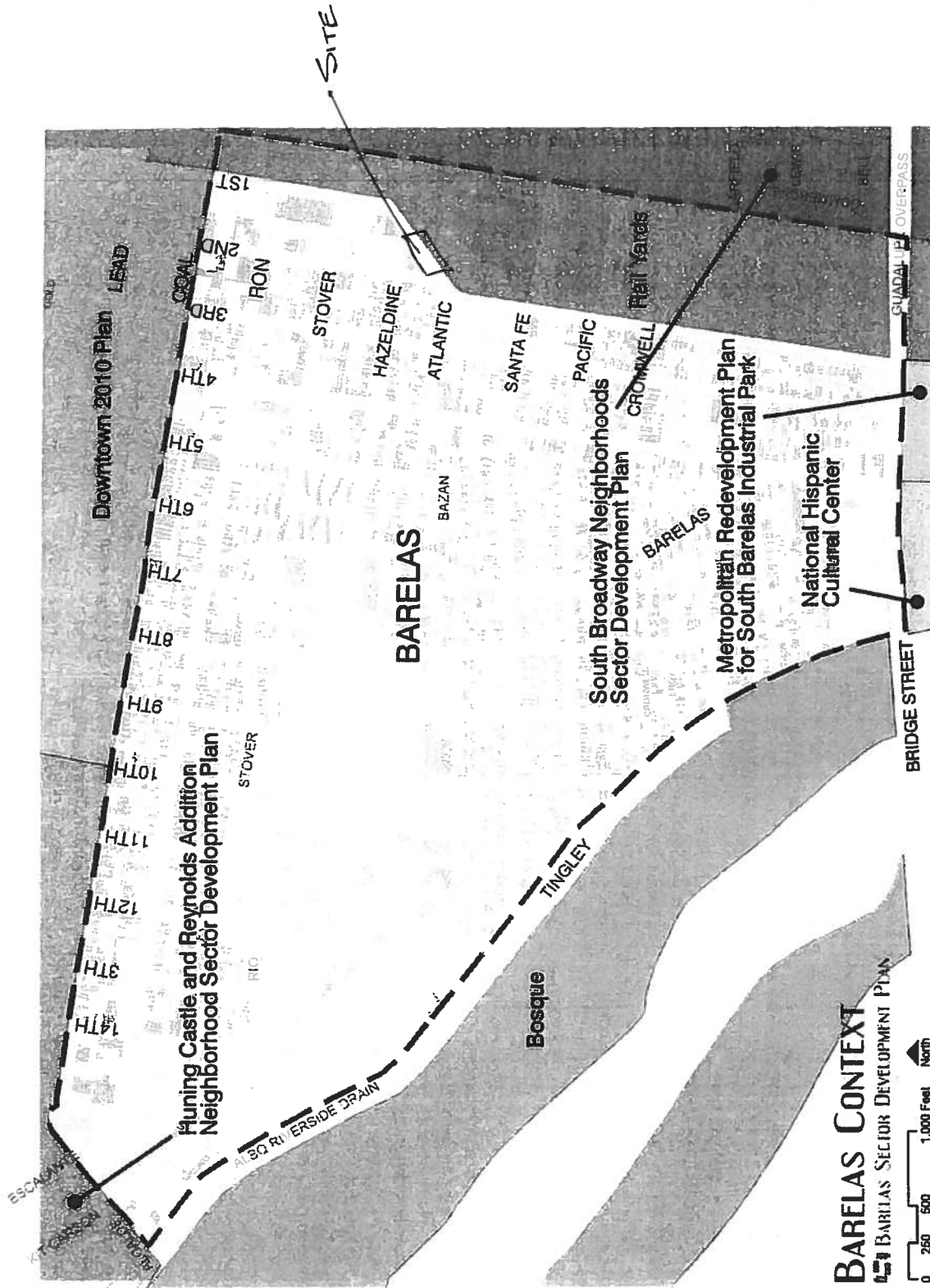


Figure 4. Barelás and Surrounding Areas



**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.

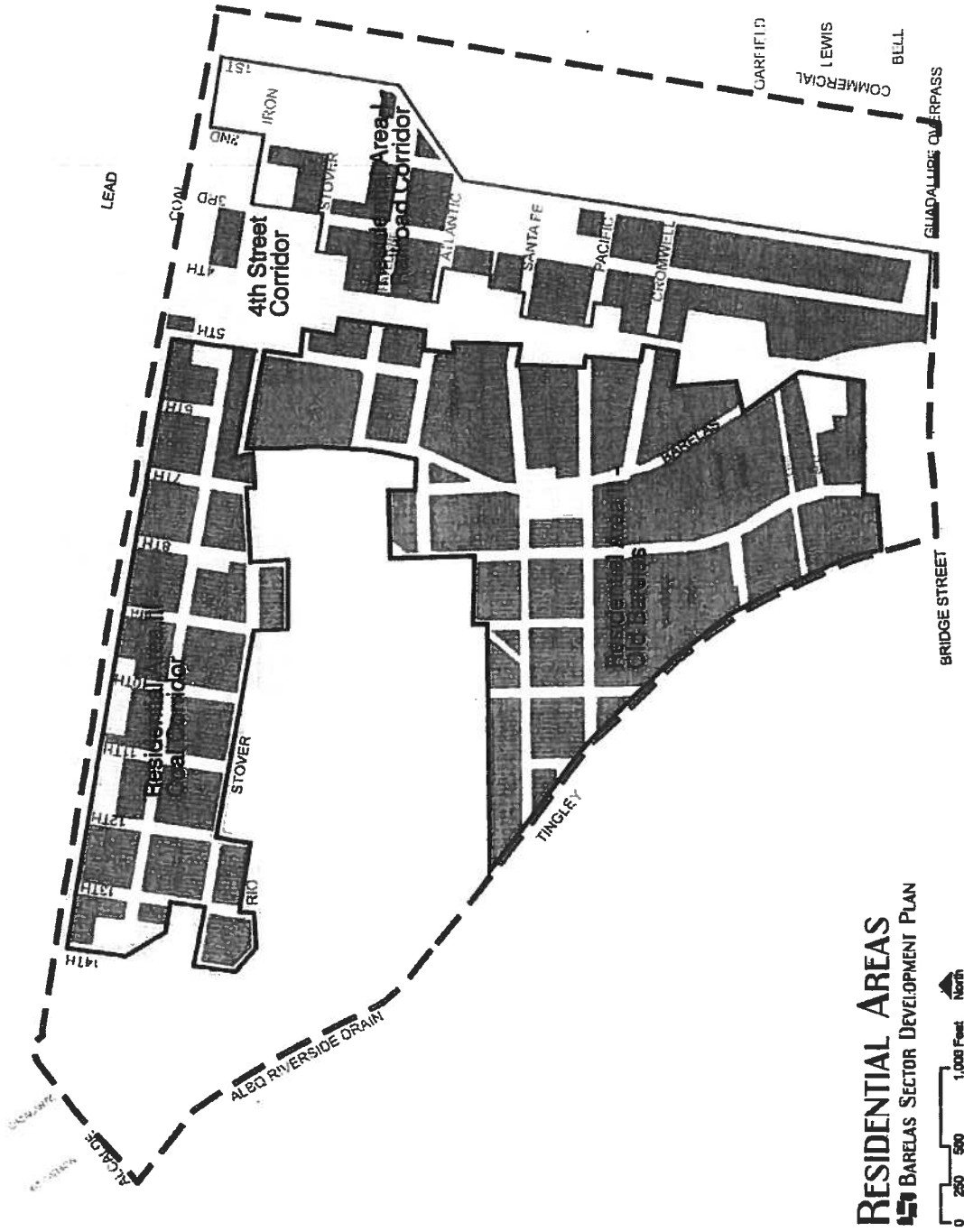


Figure 15. Residential Areas in Barelas



Downtown growth would soon expand into adjacent neighborhoods such as Barelas. 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 Barelas. These zones were amended in 1978, 1981, and 1993. Existing zoning categories are specific to the Barelas 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 Barelas





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 Barelas. Consider allocating funds to plan for South Barelas (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 Barelas with the Barelas Sector Plan to make them compatible. Involve residents and stakeholders from the northern portion of Barelas

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

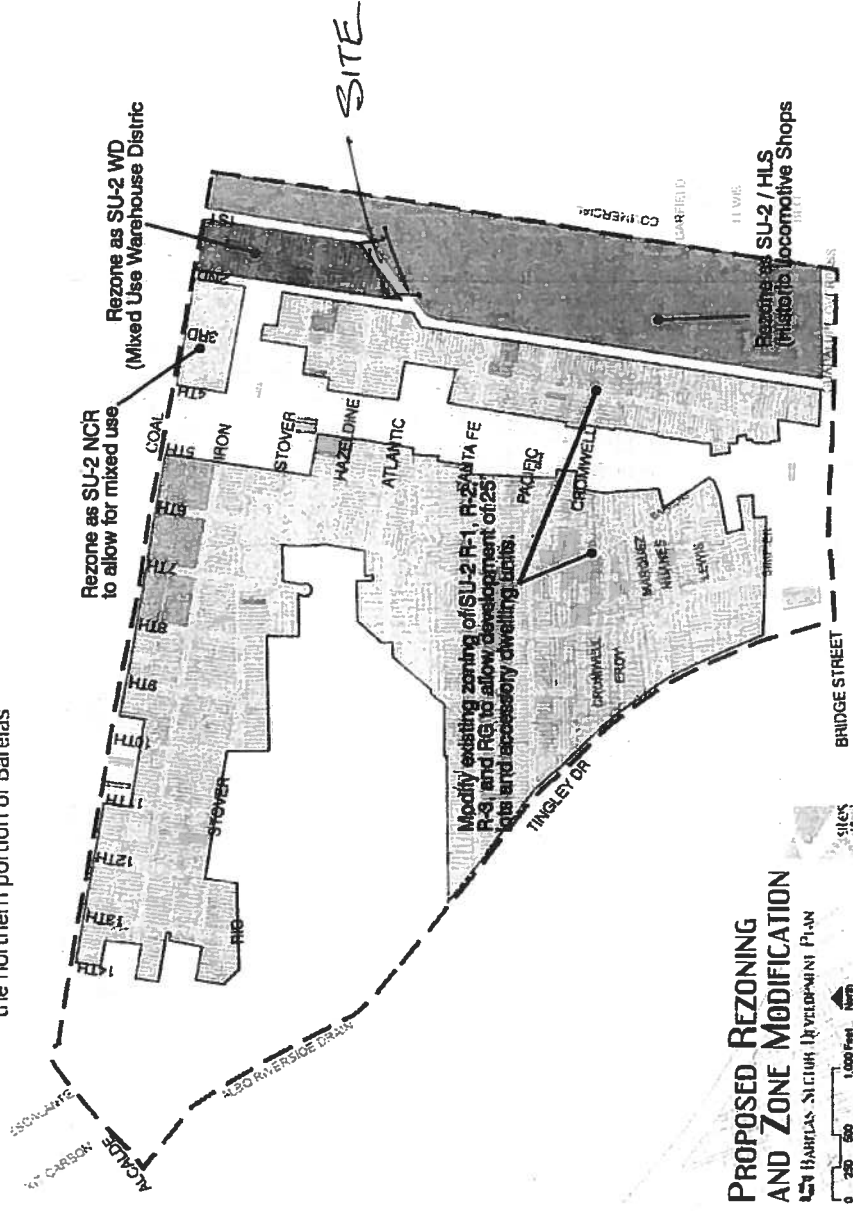


Figure 26. Proposed Rezoning and Zone Modification



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.

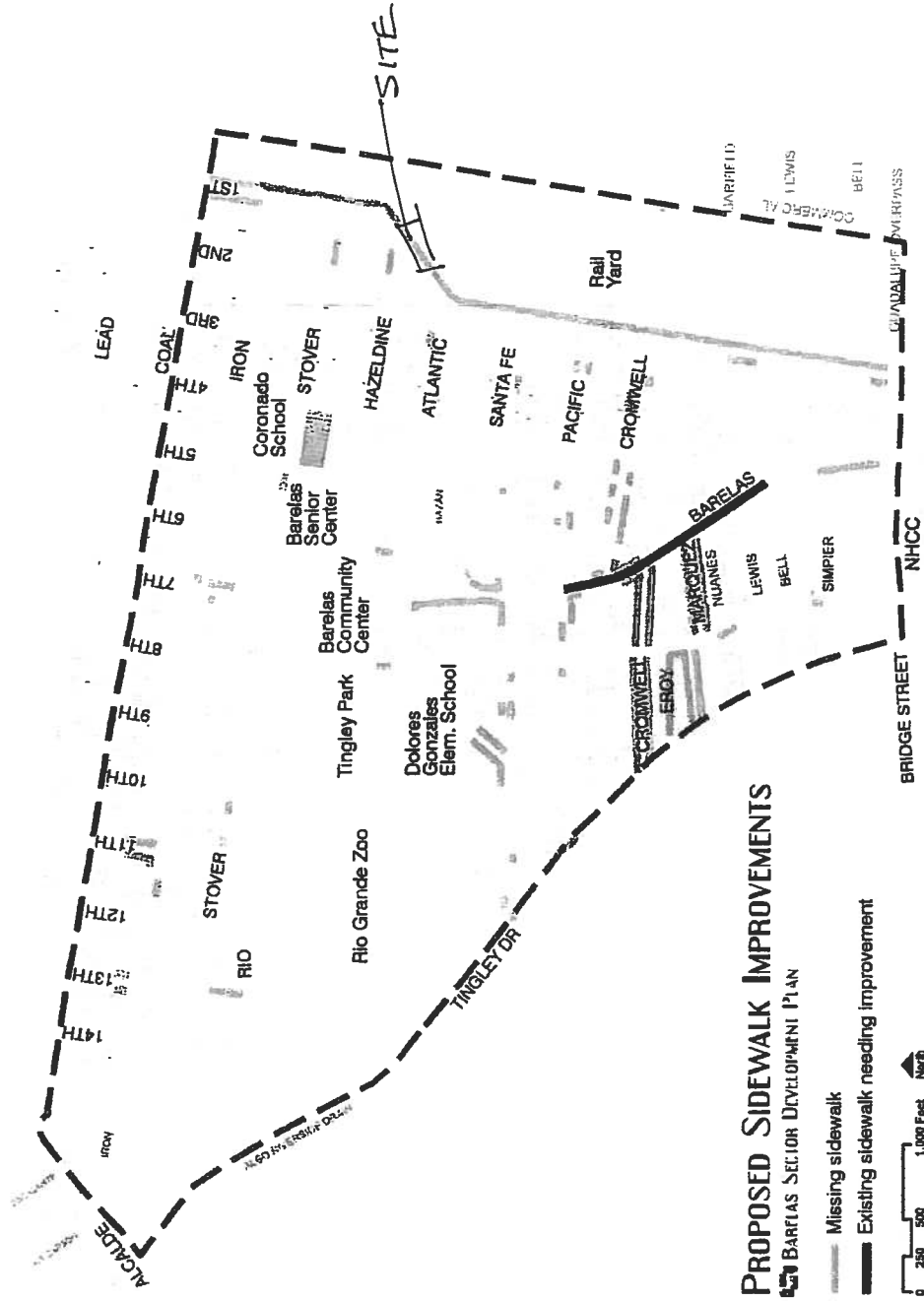
T7. The City shall enhance bicycle access and safety in Barelas.

**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,



**PROPOSED SIDEWALK IMPROVEMENTS**  
BARELAS SECTOR DEVELOPMENT PLAN

Figure 31. Proposed Sidewalk Improvements



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-1 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,

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.

**SU-2/R-T**

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

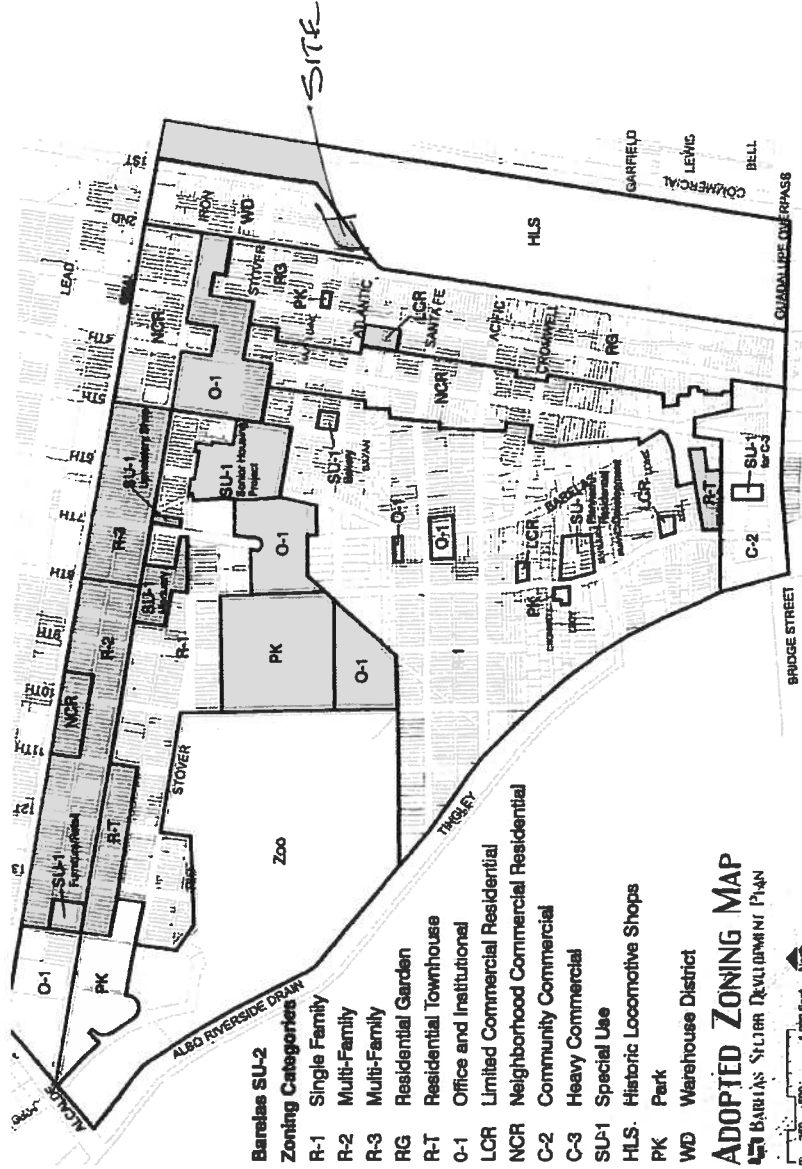


Figure 36. Adopted Zoning Map



*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 complexes 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.
    - Iron or steel foundry or fabrication plant, forging, rolling or heavyweight casting, as



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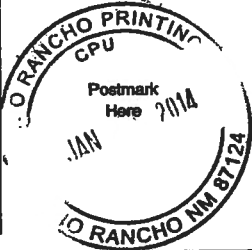
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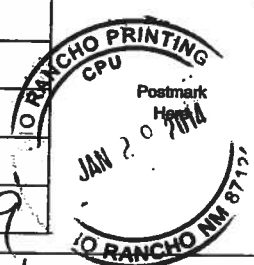
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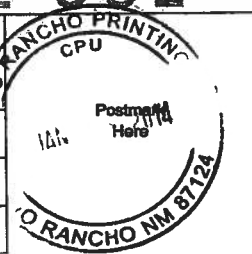
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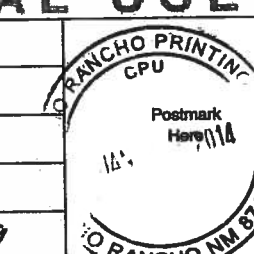
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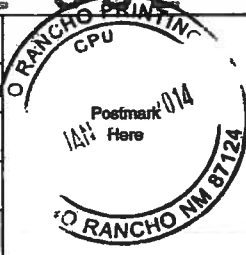
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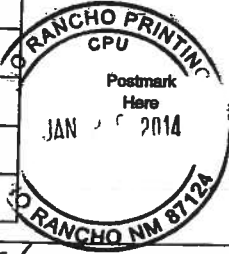
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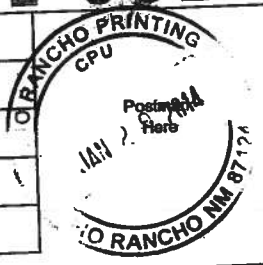
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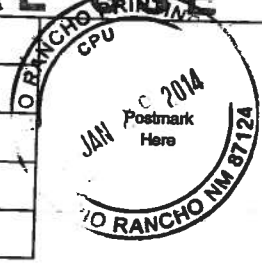
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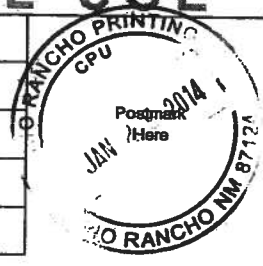
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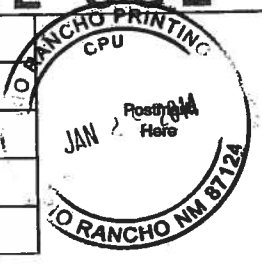
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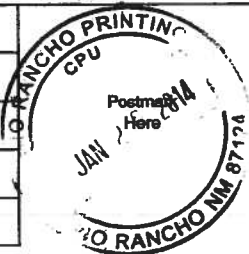


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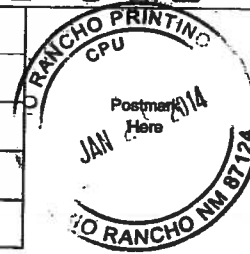
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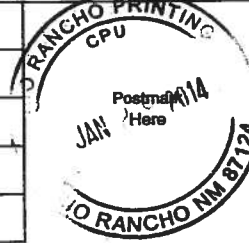
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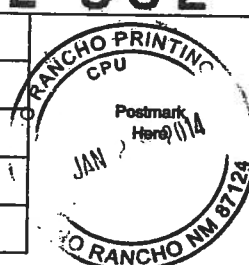
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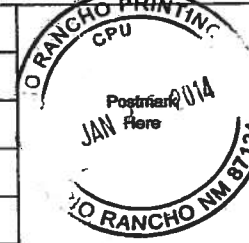
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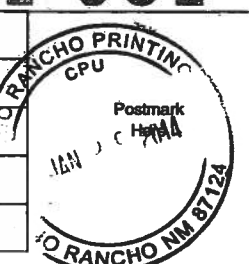
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(Domestic Mail Only; No Insurance Coverage Provided)

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.49



Sent To **Ann L. CARSON**  
 Street, Apt. No., or PO Box No. **416 Walter SE**  
 City, State, ZIP+4 **ALB., NM 87102**

PS Form 3800, August 2006

See Reverse for Instructions

E420 2630 0001 5288 0743

7013 2630 0001 5288 0774

7013 2630 0001 5288 0774

7920 9825 1000 0392

7920 9825 1000 0392

7920 9825 1000 0392