

November 10, 2016

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST APPROVAL TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY
ZONE ATLAS MAP: J-14-Z**

Dear Mr. Cloud,

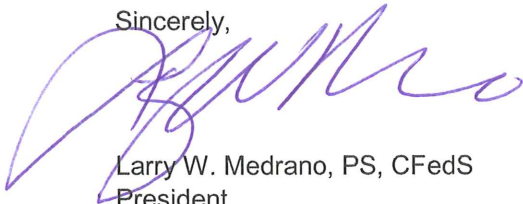
This Justification Letter for design variance for the portion of Commercial St, NE between Roma Ave, NE and Marquette Ave, NE supplements Vacation Request: **Project # 1011039 16DRB-70367 VACATION OF PUBLIC RIGHT-OF-WAY.**

The proposed Commercial Street redesign offers streetscape enhancements on the west side of the street including wider sidewalks, street trees, seating and sidewalk dining areas, as well as on-street parking. This plan results in elimination of on-street parking on the east side of the street. We believe that this redesign concept is aligned with the upcoming City of Albuquerque Comprehensive Plan update as our site is located within an Urban Center with visions to be a continuous mix use and walkable part of the city. By eliminating space for cars, Commercial Street offers space for people and activities like walking, dining, and shopping.

The proposed typical section for Commercial provides for 29-ft face-to-face of curb, consisting of two 10.5-ft driving lanes and an 8-ft parking lane on the west side of the street.

We believe that this redesign concept is justified by being aligned with the upcoming City of Albuquerque Comprehensive Plan update as our site is located within an Urban Center with visions to be a continuous mix use and walkable part of the city. By eliminating space for cars, Commercial Street offers space for people and activities like walking, dining, and shopping.

Sincerely,



Larry W. Medrano, PS, CFedS
President
Precision Surveys, Inc.