



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-447

SEND BACK

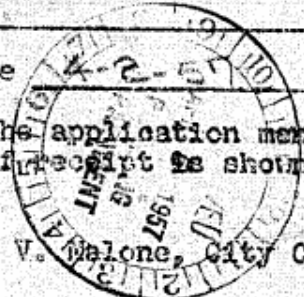
File With Case

TO: Planning Department

FROM: City Clerk

The applicant takes this to the City Clerk's office in City Hall after application has been completed.

Date



The fee in connection with the application mentioned below has been paid and my stamp of receipt is shown.

Ida V. Malone, City Clerk

Handwritten signatures and initials, including a large 'S' and 'R'.

(Put File Number in appropriate space)

Z- 447	BA - Variance	BA - Conditional Use	Other Application
25.00			

Z-447

MAY 29 1957

Blk. 1 Miraceros Addn.

Source Mak. T.F.
Office

Present R/w owned by City.

Carlisle

60' west from center line to
Property line of property in Question.
30' East from center line.

note i (center line of Carlisle is section line)

ii (side Service rd. is Public R/w
to be disposed of as city sees
fit)

iii No additional R/w needed to meet.

Indian Sch. Rd.

44.66' from ~~E~~ North to
Property in Question.

note (Indian Sch. Rd. is section
line)

note

Mak. Called back & said Burton
said that property to north of Lapho's prop.
is under one ownership, alley

should be carried straight through block
to latter one.

Suggests we contact property owner
about extension of alley.

Paving widths on Carlisle:

Going South,

86' paving to Indian Sch. Rd.
with median strip.

66' paving south of Indian Sch. Rd.
without median strip.

NEW MEXICO
STATE HIGHWAY COMMISSION



STATE HIGHWAY DEPARTMENT

1120 Cerrillos Road
Santa Fe, New Mexico

A I 093-3(8) R/W

March 27, 1957



Mr. Louis C. Lujan
Attorney at Law
Suite 1004 Simms Building
Albuquerque, New Mexico

SUBJECT: NM Project I 093-3(8) - Embudo Arroyo Freeway
(Melvin Lehr, Albuquerque Floor Sanding Company)

Dear Mr. Lujan:

This will acknowledge receipt of your letter of March 22nd advising this office that you now represent Mr. Lehr with respect to our negotiations with him for his property located on Mansul Boulevard which will be taken as part of the right of way for the Embudo Arroyo Freeway project.

About ten days ago Mr. Lehr was kind enough to loan me a copy of an appraisal report he had made by Mr. Ira Boldt on this property. During my discussions with Mr. Lehr I stated that I was interested in Mr. Boldt's land appraisal and that his appraisal would have no bearing on ours concerning the improvements thereon.

Please be advised that our appraisal for Mr. Lehr's improvements has not appreciably changed except that he pointed out certain items moving and cabinets which apparently were overlooked in our appraisal. For these two items I authorized an increase in our appraisal and subsequently offered Mr. Lehr an additional \$750.00.

Further, after studying Mr. Boldt's appraisal and reviewing the real estate information held in this office, it was concluded that in our opinion Mr. Boldt's appraisal as to the land value was too high. For this reason, and only for this reason, our offer as to the land was repeated and was not changed.

On behalf of your client we will again officially offer you for the subject property and improvements \$57,140.20. It is felt that this

C
O
P
Y

Mr. Louis C. Lujan

March 27, 1957

is a fair and reasonable amount of money for this property and reflects the fair market value.

Very truly yours,

L. D. WILSON
Chief Highway Engineer

By

Robert W. De La Rue
Right of Way Engineer

cc: Malvin Lahr
3126 Menaul, NE
Albuquerque, New Mexico

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
H. S. COBLENTZ Director

24401

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE 7-1531

TO: *File*
FROM: *ML*

*Tel. conversation with Millig
5-3-57, 3⁵⁰ p.m. reveals that in his
opinion all present uses of
Mr. Loh's Business could be conducted
in a C-2 zone.*

ML

MEMO

CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Monday, May 6, 1957, 7:45 P. M.
City Commission Room, City Hall
Second and Tijeras Avenue

TO WHOM IT MAY CONCERN:

The City Planning Commission will hold a Public Hearing on Monday, May 6, 1957, at 7:45 P.M. in the City Commission Room, City Hall, to consider the following matters.

- Z-438 Della M. Clayton requests change of zone from R-1 and C-3 to M-1 on all of the northwest quarter of Section 34, Township 10 North, Range 3 East, NMPM, Village Addition #1, Yale Village Addition #2 and Blocks 1 and 2, Clayton Heights Business Addition. This property is located on Gibson Blvd. between Kirtland Field and Yale Blvd. SE.
- Z-444 Hazel Conder requests change of zone from R-4 to C-1 for Lots 13, 14, 15, and 16, Block 24, Perea Addition. This property is located on 11th St. between Fruit and Lomas NW.
- Z-445 David R. Page et al request change of zone from R-3 to C-2 on Lots 6 thru 12, Block B, Frederick A. Farr Addition. This property is located on the west side of Louisiana between Lomas Blvd. and Marble NE.
- Z-446 Jose M. and Refugita Amador request change of zone from R-1 to R-2 for Lots 12 and 13, Block 4, With Addition. This property is located at the southeast corner of the intersection of Forroster and Kinley NW.
- Z-447 Melvin and Maxine O. Lehr request change of zone from C-1 to C-3 for Lots 32 thru 40, Block 1, Miracerros Addition. This property is located on the west side of Carlisle Blvd. between Morrow and Outler Avenues NE.
- Z-448 The University of New Mexico by Tom L. Popejoy, President, requests change of zone from R-3 and R-1 to C-2 for that portion of the northwest quarter of Section 18, Township 10 North, Range 4 East, NMPM which is described as follows:
- Beginning at a point on the easterly right-of-way line of Louisiana Boulevard which is situated 554.5 feet north of the northerly right-of-way line of Constitution Avenue NE;
- Thence in a northerly direction along the easterly right-of-way line of Louisiana Blvd. a distance of 1392.52 feet,
- Thence east a distance of 990 feet,

Thence north a distance of 671.45 feet to a point on the southerly right-of-way line of Indian School Road NE,

Thence east along the southerly right-of-way line of Indian School Road NE a distance of 805.11 feet,

Thence south $0^{\circ} 39' 40''$ east a distance of 310 feet,

Thence south $38^{\circ} 42' 10''$ east a distance of 622.60 feet,

Thence north $88^{\circ} 41' 50''$ east a distance of 321 feet,

Thence south $1^{\circ} 18' 10''$ east a distance of 718.07 feet,

Thence south $59^{\circ} 0' 0''$ west a distance of 1636.29 feet,

Thence north $72^{\circ} 16' 10''$ west a distance of 230.15 feet,

Thence west 565.97 feet,

Thence north $56^{\circ} 59' 40''$ west a distance of 396.25 feet to the point of beginning.

Z-449 The City Planning Commission requests change of zones as follows:
(CR V-137)

- (1) From R-1 to C-3 for Blocks 1, 2, and 3; and C-2 to C-3 for Blocks 4 and 5 and 5 in the Joseph W. VanCleave Homestead Addition within the city limits of Albuquerque.
- (2) From R-3 to C-3 for Blocks 55, 56, and 57; and Blocks 16 thru 27 inclusive of Skyline Heights Addition; and R-1 to C-3 for Blocks 10 thru 15 inclusive, Skyline Heights Addition.
- (3) From R-1 to C-3 for that portion of Section 28, Township 10 North, Range 4 East which lies within the limits of the City of Albuquerque and which is presently zoned R-1.
- (4) From C-2 to C-3 for Blocks 8 thru 12 inclusive, East Central Business Addition.
- (5) From R-1 and C-2 to C-3 for that portion of the Morgan Addition to the City of Albuquerque which lies south of Central Avenue.

All of this property is located east of Wyoming, south of Central and west of Hiawatha Drive SE.

Z-451 The Department of Traffic Engineering of the City of Albuquerque requests change of zone from R-1 to C-1 for the easterly 20 feet of the westerly 240 feet of the North Half Northwest Quarter Northwest Quarter (N1/2NW1/4) of Section 2, Township 10 North, Range 3 East, N3PM. This property is located on the east side of Carlisle Blvd. between Montgomery Blvd. and the northerly line of the Hilton Addition to the City of Albuquerque.

Study #129 The City of Albuquerque proposes to annex that property designated as Graceland Acres Addition bounded on the east by Edith Blvd., on the south by Candelaria Road, on the west by the westerly right-of-way line of the ATSF Railway Company, and on the north by the boundary of said addition.

Z-429 The City of Albuquerque proposes to establish an M-1 zone on all of the property proposed above for annexation. Said property being designated as Graceland Acres Addition, bounded by Edith Blvd. on the east, Candelaria Road on the south, the westerly right-of-way line of ATSF Railway Company on the west, and the northerly boundary of said addition.

Y-136 Ruby F. Manley requests vacation of the west half of the alley in block 30 of Brownwell and Lall's Highland Addition. The block in which this alley is situated is bounded by Grand, Sycamore, Tijeras, and Spruce NE.

Y-138 The Parks and Recreation Department of the City of Albuquerque requests vacation of the following:

- (1) Rio Avenue from the easterly right-of-way line of 12th Street to the westerly right-of-way line of 10th Street SW.
- (2) 11th Street from the southerly right-of-way of Stover Ave. to Rio Grande Park.
- (3) 12th Street from the southerly right-of-way of Rio Avenue to Rio Grande Park.

Z-450T The Planning Commission will consider an Amendment to Sections 8.C.5., 9.C.5., 10.C.4., and 11.C.4. of City Commission Ordinance No. 1062 (Zoning Ordinance) as follows:

That multi-family units shall be required to have the following minimum portion of lot area:

Zone	1 bedroom	2 bedroom	3 bedroom
R-3	800 sq. ft.	900 sq. ft.	1000 sq. ft.
R-4	700 " "	800 " "	900 " "
C-1	600 " "	700 " "	800 " "
C-2	500 " "	600 " "	700 " "

However, the ground floor area of all main and accessory buildings on any lot shall not cover more than thirty percent (30%) of the total area of the lot.

Z-44T The Planning Commission will consider an amendment to the Zoning Ordinance as it concerns non-conforming uses. Amendments to the appropriate sections of the zoning ordinance text will be considered. Such amendments to be in the general nature of the following:

Section 17.A. DEFINITION AND INTENT

A "non-conforming use" is any use of land, buildings, or structure which does not comply with all the regulations of this ordinance governing the use for the zoning district in which such use is located, either

at the effective date of this ordinance or as a result of subsequent amendments to this ordinance. The purpose of this section is to provide for the regulation of the non-conforming uses, buildings, and structures and to specify those circumstances and conditions under which expansion or enlargement of non-conforming uses may be carried out so as:

17.A.1. To permit the owner or occupant of such non-conforming uses reasonable use of his property, and

17.A.2. So as to assure the public that the zone in which the non-conforming use exists will eventually be eliminated and that the particular zone will be a benefit of uniformity of permitted uses.

The Board of Adjustment shall consider applications, in the manner prescribed elsewhere, from those persons who operate non-conforming uses of buildings to expand up to a limit specified and according to the conditions given below:

- I. The applicant shall show on a diagram the zone lot used at the time at the passage of the ordinance or subsequent amendments which made the property non-conforming.
- II. The diagram shall show all existing structures, their use, and their floor area.
- III. The applicant shall indicate the nature and size of the proposed expansion which in no event can exceed more than 25% of the floor area on the zone lot at the time the use became non-conforming.

In considering this application the Board of Adjustment shall recognize the following factors:

- I. Whether the applicant shall be denied of reasonable use of the property if the request for expansion is not granted;
- II. Whether the zone and area in which the particular property is located will suffer from the proposed expansion;
- III. Whether the public interest as described more specifically in the preamble to the Zoning Ordinance is aggrieved by allowing such an expansion.

If the application is successful, the Building Supervisor shall have recorded in the City Clerk's office the sketches showing the zone lot, the existing building and the proposed expansion which shall then be a record to prevent further expansion of the property.

The permit issued in accordance with the Board of Adjustment approval shall only be used in accordance with that approval.

Removal of Buildings and Termination of Non-Conforming Uses

The same conditions as stated elsewhere in the ordinance shall apply to the expansion as to the original structure.

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

NOTIFICATION LIST

2447

- (1) City owned land - notify Charles Restow, Land Agent.
- (2) If Applicant owns all property within 100', notify contiguous owners.

C1 to C3

Applicant:	Property List	Initial	Date
Melvin A. & Majima O. Lake & others			
Agent: Luis Lujan	Search		
Address: Simms Bldg	Mailing		
Legal Description: L. 32, 33, 34, 35, 36, 37, 38, 39 & 40, Block 1, Simms Miraceros Add.	Hearing Date	5-6	57
	Reference		
	Source of Info	CPC 112	

Block	Lot Tract Etc	Name	Address
		Miraceros Add.	
1	28	- E Whitmore	862 Silver SE
	29	↑	↑
	30	↓	↓
	31	John H. Dettwiler	914 McDupps Cr. NW
	32	Melvin A. Lake	930 11 th NW
	33	↑	↑
	34		
	35		
	36		
	37		
	38		
	39		
	40		
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10	Sec 1-81	N/A
	11	Rayon E. Nesbit Towers	Box 8188 Station C

V-137 The City Planning Commission requests the following vacations:

(CP. Z-449)

- (1) Erbee St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Southern Ave. SE excepting therefrom the right-of-way for intersecting streets and alleys;
- (2) Altez St. SE from the southerly right-of-way line of Trumbull Ave. to the northerly right-of-way line of Southern Ave. SE excepting therefrom the right-of-way for intersecting streets and alleys;
- (3) Garcia St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Trumbull Ave. excepting therefrom the right-of-way for intersecting streets and alleys;
- (4) Parsifal St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Acoma Rd. excepting therefrom the right-of-way for intersecting streets and alleys;
- (5) Conchas St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Acoma Rd. SE excepting therefrom the right-of-way for intersecting streets and alleys;
- (6) Espejo St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Acoma Rd. St. excepting therefrom the right-of-way for intersecting streets and alleys;
- (7) Glorietta St. SE from the southerly right-of-way line of Central Ave. to the northerly right-of-way line of Acoma Rd. SE excepting therefrom the right-of-way for intersecting streets and alleys;

V-139 K. E. Ashcroft and Sons request vacation of the right-of-way of St. Mary Ave. NE from the easterly right-of-way line of Mesilla Ave. NE to the westerly right-of-way line of Espanola NE excepting therefrom the right-of-way for intersecting streets and alleys.

Paul J. Vollmar, Chairman
City Planning Commission

LRE:sjh

Published in the Albuquerque Tribune Friday, April 19, 1957.

785

Other E 447

Malvin A. & Maxine O. Paker
H. A. L.
APPLICANT Ag. Louis Lujan

approx. 2.093 acres

RIGHT OF WAY DATA

RIGHT SET	F.P.R. R/W	Sealed Exist. R/W	R/W Matted	Type of Surface	C. & G.
Carlisle Blvd. NE	80	90	0		
Indian School Rd.	80	90	0		
Cornado Turnway					
Lynchwood Dr. NE	80	50	0		
Harmonia Dr. NE	60	60	0		
Euclid Ave. NE	60	60	0		
Harmonia Dr. NE	60	60	0		
Harmonia Dr. NE	60	60	0		
Cutter Ave. NE	80	60	0		

Note to Mr. Kelley, Mr. Edwards, and Mr. McDonald:

This information should be incorporated in all 2, 4, and 5 reports.



BA #
V #
Z #
7 #
Z #

COMMENT ON THE FOLLOWING APPLICATION

APR 12 1957

TO _____ Land Agent _____ Date of Request _____

This application has been scheduled for a Public Hearing on
_____ MAY 6 1957 _____ It is necessary to have your comment
(date)
_____ APR 26 1957 _____
(date)

Thank you.
BERNIE JONES

Melvin and Maxine O. Ehr request change of zone from C-1 to C-3 for
Lots 32 thru 40 inclusive, Block 1, Miracerros Addition. This property
is located on Carlisle Blvd. between Cutler and Morrow (Indian School Rd.)NE.

Please return with or without comments

*Traffic Engineer should
indicate if any R/W needed
on this
Reston
L.A.*



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
H. S. COBLENTZ Director

USE THIS FILE NUMBER

BA #
V #
Z #

Z447

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE 7-1531

COMMENT ON THE FOLLOWING APPLICATION

TO Building Department and or
Zoning Inspector

Date of Request APR 12 1957

This application has been scheduled for a Public Hearing on
MAY 6 1957 . It is necessary to have your comment
(date)
APR 26 1957
(date)

Thank you.
BERNIE JONES

Z447

Melvin and Maxine O. Lehr request change of zone from C-1 to C-3 for
Lots 32 thru 40 inclusive, Block 1, Miracerros Addition. This property
is located on Carlisle Blvd. between Cutler and Morrow (Indian School Rd.)NE.

Please return with or without comments

April 18, 1957

Z-447

There is a large area of C-3 property nearby, located
on Menaul Blvd., between Carlisle to Yale, covering a mile
of frontage.

R.B.W.
R. B. Willig,
Zone Section



COMMENT ON THE FOLLOWING APPLICATION

TO Traffic Engineer Date of Request APR 12 1957

This application has been scheduled for a Public Hearing on
MAY 6 1957 It is necessary to have your comment
(date)
APR 26 1957
(date)

Thank you.

BERNIE JONES

2447

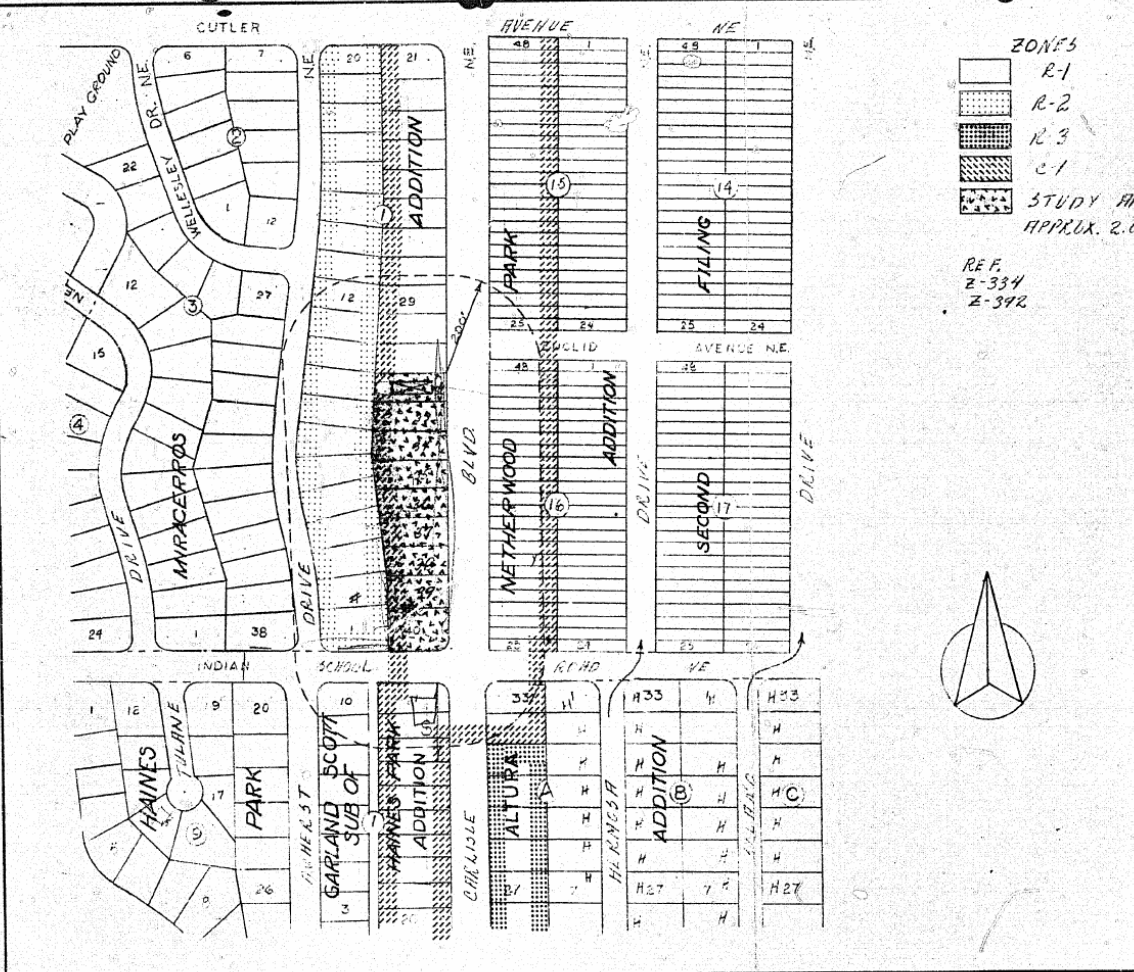
Melvin and Maxine O. Wahr request change of zone from C-1 to C-3 for
Lots 32 thru 40 inclusive, Block 1, Miracerros Addition. This property
is located on Carlisle Blvd. between Cutler and Morrow (Indian School Rd.) NE.

Please return with or without comments

*Master Plan Highways calls for 80' and
we seem to have 90' so that
is apparently okay*

*30' East
60' West
90' total*





ZONES

- R-1
- R-2
- R-3
- C-1
- STUDY AREA

APPROX. 2.693 ACRES

REF.
Z-334
Z-342



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

Plat: R.D. 2	Date: 4-17-56	Scale:
Zoning: J.R.Z.	Date: 4-17-56	1" = 200'
Land Use: J.R.O.	Date: 9-13-56	Source:
Checked:	Date:	CPC-112
Legal Description: LOTS 22 THRU 41, BLOCK 1 MIRACERROS ADD		
Title: ZONE CHANGE C-1 TO C-2		
Applicant or Agent:	LUIZ L. LUJAN	File Number:
Hearing Date:	5-6-57	Z-447

Z-447 Melvin and Maxine O. Lehr request change of zone from C-1 to C-3 for Lots 32 through 40, Block 1, Miraceros Addition. This property is located on the west side of Carlisle Blvd. between Morrow and Cutler Avenues NE.

Census Tract: 3

Geo. Map: 112

Area: 2.09 Acres

Reason for Request: See attached copy of letter from the applicant.

Material:

1. Report
2. Sketch
3. Photographs

Location:

The property in question is vacant. A service station exists on the southwest corner of Indian School Road and Carlisle. Single family residences are located south of Indian School Road on Hermosa and streets east of Hermosa.

Subject property is presently zoned C-1. It is backed up by R-2 property. C-1 property is on the east side of Carlisle Blvd.

Master Plan of Highways:

Master Plan of Highways proposes a 100 foot arterial for Carlisle Blvd.

Other Reports:

1. Traffic Engineer - Indicates that sufficient right-of-way has been dedicated for Carlisle.
2. Zoning Inspector - Notes that there is a large area of C-3 property on Menaul Blvd. between Carlisle and Yale.
3. Land Agent - No objection.

Deed Restrictions: None provided by the applicant.

Recommendations:

It is the recommendation of the Planning Department that Z-447 be recommended to the City Commission for approval. This recommendation is based on the effect of the Coronado Freeway on this, and adjacent properties.

It has been noted by the Zoning Inspector that a large area of C-3 zoning exists along Menaul, extending essentially from Carlisle to Yale. Examination of right-of-way maps and right-of-way stakes which have been placed in the field reveals that a major portion of existing C-3 zoning

will become a part of the right-of-way required for the Freeway or its associated interchange at Carlisle Blvd. The taking of this land for right-of-way for the Freeway has then reduced the amount of C-3 zoning considered to be essential for certain of the businesses now located on Menaul frontage.

A sketch will be presented at the meeting which will indicate the proximity alignment of the right-of-way for both the Freeway and Carlisle Blvd. interchange. Examination of that sketch will reveal that subject property lies in a position quite close to the Freeway and is in an area which is essentially undeveloped. This lack of development, the location of the large interchange and the Freeway itself, plus the necessity of additional C-3 land to replace that taken from the right-of-way, leads the Department to recommend as follows:

1. That Z-447 be recommended for approval of change to C-3 zone.
2. That the Planning Staff consider and report on the possibilities of creating additional C-3 land between subject property and the Freeway right-of-way.

BE IT RESOLVED, that Z-447 be recommended to the City Commission for approval for the following reasons:

1. There is a need for additional C-3 land in this general area. This need has been brought about by the purchase of existing C-3 land for highway rights-of-way.
2. The proximity of this property to the proposed Freeway and its interchange at Carlisle Blvd. in addition to its proximity to Indian School Road and Carlisle Blvd. which are proposed as major arterials, indicate that this property may be best developed with uses permitted in a C-3 zone.

Be it further resolved, that the Planning Staff be directed to study and report on the possibilities of the creation of additional C-3 land between subject property and the Freeway right-of-way.

H. S. Goblentz
Planning Director

LRE:sjh



~~Z445~~
Z447

1601 Truman NE
Albuquerque, New Mexico
May 3, 1957

City Planning Commission
Albuquerque, New Mexico

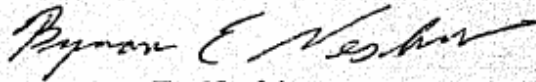
Gentlemen:

The request to change the zoning for Lots 32 to 40, Block 1, Miracerros Addition to the City of Albuquerque, from C-1 to C-3 will damage the value of surrounding property. We believe that the zoning should be continued as it is now established.

When final plans for the Embudo Freeway and the Sandia Conservancy Settling Basin and Drainage Way North are established, it may then become apparent that the zoning for this area should be changed to establish a use more in keeping with the surroundings that then may exist.

Thank you for notifying me of this application for change.

Cordially,


Byron E. Nesbit

7. Z-445

Mr. David R. Page appeared in favor of change, as did owner of west half of block in question. Discussed recommendations of Staff and offered refutation for them. Suggested that courts would permit him to use the property for commercial uses without zoning change.

No one appeared to protest but two letters of protest were noted.

Moved by Prof. May, Seconded by Bellamh that Z-445 be denied for reasons of staff, plus:

4. Approval would force C-2 zone into R-3 zone.
5. Approval would be the start of strip zoning of C-2 along secondary arterial.

ACTION:

- (1) Letter of advice to applicant by certified mail.

8. Z-446

Applicants briefly stated their proposition for zone change. It was moved by Prof. May, seconded by Mr. Bellamh that the application be approved. Subsequently moved by Bellamh, seconded by Jones, that the motion for approval be rescinded.

It was finally moved by Bellamh, seconded by Jones, that Z-446 be deferred, and that the Staff be directed to advertise as contained in the Staff recommendations.

ACTION:

- (1) Advertise Z-446 and Z-458 for June 3, 1957, CPC meeting.
- (2) Advertise and schedule Z-446 and Z-458 for June 11 City Commission.
- (3) Letter of advice to applicants.

9. Z-447

Mr. Lahr presented his argument for zone change and discussed at some length the nature of the operation which he proposes in this area. It was generally agreed by the Commission, the Staff and Mr. Willig, that his operation would be permitted in a C-2 zone.

The Commission expressed the belief that the changing character of the traffic situation indicates that Corliss and Indian School Rd. should both be considered primary arterials. On this basis, C-2 at that intersection would be justified. It was moved by Prof. May, seconded by Mr. Jones, that Z-447 be recommended to the City Commission for approval for change to C-2. It was further moved that the Planning

(continued)

Z 447

Block	Lot Tract Etc	Name	Address
		<i>Murawski Add</i>	
1	12	see 1-11	N/A
	13		
3	34		
	35		
	36		
	37		
	38		
	39		
		<i>Heines Add.</i>	
1	11	Leslie Kravitz	1337 Wellesley NE
	12	Paul L. Davis	1333 Wellesley NE
	13	Robert C. Boule	1329 Wellesley NE
9	20	Elle A. Walters	915 Rio Vista Cir. SW
		<i>Matheson Park Add 2nd Filing</i>	
16	25	Wilhelmina Neat Coe	1619 Allyn Dr. NE
	26	"	N/A
	27	Linda Quamini + Edith Davis	Box 27 Greenwood Star Route
	28	Minnie Freeman	344 Solara Dr. NE
	29	see 16-25	N/A
	30	Mr. Frank C. Sumpter	Callup, N.M.
	31	see 16-25	N/A
	32		
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	35		
	36		
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	48		

-4-

Staff be directed to study and report on the possibility of creating additional C-2 land between subject property and the Freeway right-of-way.

ACTION:

- (1) Letter of advice to Mr. Lehr.
 - (2) Advertise and schedule for City Commission meeting May 28.
 - (3) Establish a new Study and assign number 142 and title, "Possible Rezoning along Carlisle near the Freeway."
 - (4) Tentative date for report on Study #142, August 15, 1957.
10. Z-448 Withdrawn by the applicant.
11. Y-137 Mr. Reger, trailer sales operator at Central and Conchas, objected
Z-449 to closing Conchas Street. One unidentified gentleman objected
 to closing of any streets. Others appeared in support of proposal.
 Mr. Reger suggested closing Ek St. in lieu of Conchas.

Mr. Bellamah was interested in land within 200' of this application and, therefore, could not vote. There was, therefore, no quorum, so official action could not be taken. The Staff was directed to reschedule hearing on this matter for May 13, and to advertise and schedule for May 13, the vacation of Ek St. from Central to Acoma.

ACTION:

- (1) Y-137 and Z-449 to be scheduled for May 13, 1957, CPC meeting.
- (2) Y-137 a. to be advertised and scheduled for May 13th.

NOTE: This has been done and notices have been sent:

- (3) No letters of advice required.

12. Z-450 (T) A very lengthy discussion of Z-450 (T) resulted in numerous proposals for height limitations to be connected with this amendment. It was ultimately moved by Mr. Bellamah, seconded by Prof. May that this proposal, plus the amendment by the Commission, be advertised and transmitted to the City Commission for approval.

ACTION:

- (1) Mr. Coblenz to redraft this proposed amendment.
- (2) Following redrafting, it should be advertised for City Commission

(continued)

2-447

CITY PLANNING COMMISSION

ACTION

May 6, 1957

Members Present

Mr. Paul J. Vollmar, Chairman
Mr. Walter Jones
Mr. Dale Beilman
Professor Marvin May

Staff Present

H. S. Coblenz, Director
L. R. Edmonds, Chief Planner
L. B. Jones, Assoc. Planner
R. B. McDonald, Assoc. Planner
R. G. Pisyns, Chief Draftsman
S. J. Herbert, Secretary

File 2- 447

CR

Please refer to file 2- 447
in all correspondence.

Date: May 21, 1957

City Attorney's Office

Please check the form and ~~description~~ of the ordinance stated below, and return
to this office by May 22, 1957 so that presentation may be made to
the City Manager for the City Commission.

APPROVED BY OFFICE OF THE CITY ATTORNEY: 5/22/57 (date).

By

J. Henderson

2- 447

CC- May 28, 1957

Ordinance #

COMMISSION ORDINANCE NO. _____

AN ORDINANCE AMENDING THE "ZONE MAP" OF THE CITY OF ALBUQUERQUE
AS SHOWN IN COMMISSION ORDINANCE NO. 1062 BY MAKING CERTAIN
CHANGES ~~(HEREIN)~~ AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COMMISSION, CITY OF ALBUQUERQUE

as follows:

Section I. That the zone map referred to in Section IV and other sections
of Commission Ordinance No. 1062 is hereby amended by making
the following zone change:

C-1 to C-2 on Lots 32, through 40, Block 1, Miracerros Addition
to the City of Albuquerque.

Section II. This ordinance is hereby declared to be an emergency measure
on the ground of urgent public need. It is therefore to
become effective immediately upon its passage and publication
as provided by law.

April 1, 1957

Planning Commission,
City of Albuquerque,
Albuquerque, New Mexico

Dear Sirs:

I request zone change because:

Due to the Highway Department acquiring my property on Menaul Blvd., N. E., as indicated on the attached Plot, I will be forced to move to a new location. Since I am not going to receive sufficient compensation from the Highway Department to enable me to acquire a new location suitable to my needs within this particular area, and since I own lots Nos. 32 to 40 inclusive on Carlisle on which I have a building presently occupied by Green's Sanitary Specialties, and inasmuch as there is so much C-3 property on Menaul being done away with, I feel that the C-3 zoning of the Carlisle area would be of the utmost benefit, not only to me, but for the future needs of the city.

Furthermore, at the time I purchased the property on Carlisle there was no zoning restriction on same. My present building was erected on Menaul because I felt the location was more of a manufacturing and commercial area, and I intended in the future to erect nice business buildings on the lots on Carlisle. At the time I did not know that the Highway was going to take the Menaul property.

Thank you for your consideration of this application.

Very truly yours,

Melvin A. Lahr

CITY COMMISSION
MAY 28, 1957
Z-447

Z-447 Melvin and Maxcine O. Lehr request change of zone from C-1 to C-3 for Lots 32 through 40, Block 1, Miracerros Addition. This property is located on the west side of Carlisle Blvd. between Morrow and Cutler Avenues NE.

Ordinance was approved by the City Attorney's office.

Census tract: 3

CPC map: 112

Area: 2.09 acres

Reason for request: See attached copy of letter from the applicant.

Material:

1. Report and ordinance
2. Sketch
3. Photographs

Location:

The property in question is vacant. A service station exists on the southwest corner of Indian School Road and Carlisle. Single family residences are located south of Indian School Road on Hermosa and streets east of Hermosa.

Subject property is presently zoned C-1. It is backed up by R-2 property. C-1 property is on the east side of Carlisle Blvd.

Master Plan of Highways:

Master Plan of Highways proposes a 100 foot arterial for Carlisle Blvd.

Other reports:

1. Traffic Engineer - indicates that sufficient right of way has been dedicated for Carlisle.
2. Zoning Inspector - notes that there is a large area of C-3 property on Menaul Blvd. between Carlisle and Yale.
3. Land Agent - no objection.

Deed restrictions: None provided by the applicant.

History:

Minutes of May 6, 1957 of the City Planning Commission

Members present: Mr. Paul Vollmar, Mr. Dale Bellamah, Prof. Marvin May, and Mr. Walter Jones.

Mr. Lehr appeared in favor of the zone change. Mr. Lehr owns the entire block. He discussed at some length the nature of the operation which he proposes in this area. It was generally agreed by the Commission, the staff, Mr. Willig, that his operation could be conducted in a C-2 zone.

The Commission expressed the belief that the changing character of the Traffic situation indicates that Carlisle and Indian School Road should both be considered primary arterials. On this basis, C-2 at that intersection would be justified.

BE IT RESOLVED, that Z-447 be recommended to the City Commission for approval as a change of zone to C-2 for the following reasons:

1. There is a need for additional C-2 land in this general area. This need has been brought about by the purchase of existing C-3 land for highway rights-of-way.
2. The proximity of this property to the proposed Freeway and its interchange at Carlisle Blvd., which will become major arterials, indicates that this property may be best developed with uses permitted in a C-2 zone.

Note: The City Planning Commission recommends change to C-2 rather than C-3 as requested in the application.

BE IT FURTHER RESOLVED, that the Planning Staff be directed to study and report on the possibilities of the creation of additional C-2 land between subject property and the Freeway right-of-way.

Moved by Prof. May
Seconded by Mr. Jones

Motion carried.

Planning Department comments: as above.

H. S. Coblentz
Director of Planning

HSC:abs

CITY COMMISSION
MAURICE SANCHEZ
CHAIRMAN CITY COMMISSION
EX-OFFICIO MAYOR
LARS HALAMA
VICE-CHAIRMAN
RICHARD A. BICE
CHAIRMAN BOARD OF FINANCE
CHARLES S. LANIER
WILLIAM W. ATKINSON

CITY OF ALBUQUERQUE

EDMUND L. ENGEL
CITY MANAGER



STATE OF NEW MEXICO

May 31, 1957

Mr. Paul Vollmar, Chairman
Albuquerque Planning Commission
3423 Central, N. E.
Albuquerque, New Mexico

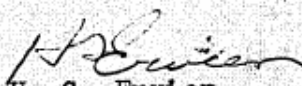
Dear Mr. Vollmar:

At its regular meeting on May 28th, 1957, the Albuquerque City Commission considered Z-447, a request for a zone change for Lots 32 through 40, Block 1, Miracerros Addition from C-1 to C-2.

In considering this zone change, the Commission noted that there was no allowance made for an alley in rear of the requested zone change. The applicant stated that there was a side service road in front of his property facing on Carlisle Boulevard. In checking our right-of-way map for Carlisle Boulevard, we find that there is not ample public right-of-way dedicated for a side service road. Carlisle is on the 1957-58 Arterial Improvement plan for a width of 100 ft. right-of-way and 86 ft. of paving divided.

The City Commission requested that the City Manager refer this requested zone change back to the Planning Commission for further study regarding an alley abutting the zone change.

Yours truly,


H. G. Ervien
Administrative Assistant

HGE/lre

cc. H. C. Coblentz
Planning Department

Z-447

6-20-57

PLANS

ON

FILE

SEE

2 OF 4

PLANS

ON

FILE

SEE

3 OF 4

PLANS

ON

FILE

SEE

4 OF 4

PLANNING COMMISSION
CITY OF ALBUQUERQUE

FILE TWO (2) COPIES OF APPLICATION.

Make the application as either (1) owner, (2) lessee, (3) tenant, or (4) interested party.

Before you fill in this application, please read the attached "HOW TO MAKE AN APPLICATION."

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

If you have any questions, please ask the person who takes the application from you for the answer.

If this application is approved by the City Planning Commission, it will be advertised for hearing by the City Commission at least fifteen (15) days prior to a City Commission hearing. Upon approval by the City Commission for a change to the Zoning Ordinance or Zone Map, the ordinance will be published in "El Independiente" and will become effective.

PRINT CLEARLY OR TYPE

A. Name of Applicant: Melvin and Maxine O. Lahr Telephone Number: 6-6544

* State which: (1) Owner, (2) _____, (3) _____, (4) _____.

(Names of other persons should be listed at end of application.)

My Agent (if any) is: Luis Lujan Telephone Number: 7-0126

Mailing Address: Simas Building, Albuquerque, New Mexico

Date of application: April 1, 1957 Date received in Planning Dept. _____

B. Legal description of property: Lot Nos. 32 to 40, Block ~~32-40~~ /,

Plat Miracerros Addition

Location of property is on Carlisle Ave., N.E. between Cutler Ave., N.E.

and Morrow Ave., N. E. near _____ . I obtained the property on

2-13-52 and was built on 6-1956
mo. day yr. mo. day yr.

At that time the deed restrictions (if any) stated that I was required to comply with the following and the deed restrictions expire on:

(YOU MAY ATTACH EXACT COPY OF SUCH RESTRICTIONS IF NECESSARY.)

I ~~(have not)~~ made this application before. If you have, when was it made?

(date) _____ . What was the previous application number? Z _____.

C. Zone change requested on the property mentioned above:

FROM C-1 Zone
TO C-3 Zone.

(over)

If there is more than one zone change involved, please indicate below the property and zone involved:

ALL MATERIALS
FURNISHED

PHONE 6-6544
OR 5-0621
NITE 3-5291

Albuquerque Floor Sanding Company

Melvin A. Lahr

Wholesalers of "Bonny Maid" Linoleums and Tiles

3116 MENAUL BLVD., N.E.
P. O. BOX 3037, STATION D
ALBUQUERQUE, NEW MEXICO

ASPHALT, RUBBER,
LINOLEUM, PLASTIC
AND METAL TILE

OAK FLOORS
LAID, SANDED
& FINISHED

April 1, 1957

Planning Commission,
City of Albuquerque,
Albuquerque, New Mexico

Dear Sirs:

I request zone change because:

Due to the Highway Department acquiring my property on Menaul Blvd., N. E., as indicated on the attached Plat, I will be forced to move to a new location. Since I am not going to receive sufficient compensation from the Highway Department to enable me to acquire a new location suitable to my needs within this particular area, and since I own lots Nos. 32 to 40 inclusive on Carlisle on which I have a building presently occupied by Green's Sanitary Specialties, and inasmuch as there is so much C-3 property on Menaul being done away with, I feel that the C-3 zoning of the Carlisle area would be of the utmost benefit, not only to me, but for the future needs of the city.

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Thank you for your consideration of this application.

Very truly yours

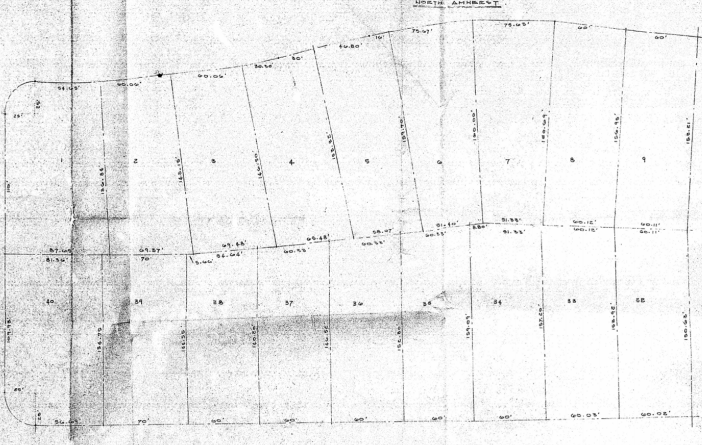
Melvin A. Lahr

Melvin A. Lahr



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-447



CITY OF ALBUQUERQUE
 THE INFORMATION IN THIS MAP
 SHOWS THE LOCATION OF THE
 PROPERTY DESCRIBED AND
 TO THE PUBLIC QUALITY OF THE
 RECORDS.
[Signature]
 CITY CLERK

CITY OF ALBUQUERQUE
 THE INFORMATION IN THIS MAP
 SHOWS THE LOCATION OF THE
 PROPERTY DESCRIBED AND
 TO THE PUBLIC QUALITY OF THE
 RECORDS.
[Signature]
 CITY CLERK

EXISTING PLAT SE - LOTS 1 THROUGH 1 AND LOTS 38
 THROUGH 38 IN BLOCK 1 OF THE UNIVERSITY ADDRESS
 ARE SHOWN FOR REFERENCE ONLY.

Red Planning Dept
 4-29-57
 120

7447

EXISTING PLAT FOR	
SE - LOTS 1 AND 38	
1	APPROVED
BY W. W. ELSON - ARCHITECT	



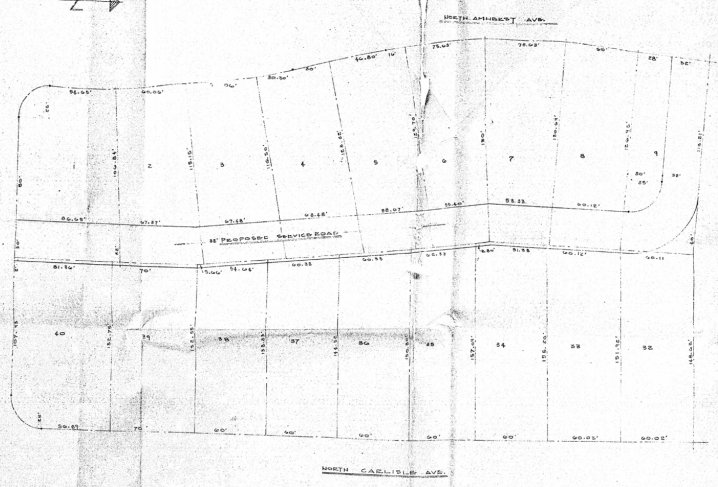
CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-447

55.
11.
8'2.
11.
2.8
11
11
55



CITY OF ALBUQUERQUE
This platting is correct to the original and
correct copy of the original plat as it appears
in the City of the RECORDS DIVISION
EXHIBIT, and was recorded in the register
book of the City of Albuquerque, New Mexico,
in the name of the Public Administrator (1915-1971).

CITY OF ALBUQUERQUE
THE REPRODUCED COPY OF THIS
PLATTING IS CORRECT TO THE
ORIGINAL DOCUMENT
RECORDED IN THE CITY OF ALBUQUERQUE
CITY CLERK, RECORDS

NOTE:
A PROPOSED REPLY OF LOTS THROUGH AND
THROUGH IN BLOCK, NEARBY ADJACENT, NEARBY
PROPOSED SERVICE ROAD, 20' WIDE,
SCALE 1" = 20'.

A PROPOSED REPLY	
DATE	NAME
2	W. W. SULLIVAN - ARCHITECT
	BY THE CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-447



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-447

