
Sockdolager LLC

1224 Mountain Road
Albuquerque, NM 87104
512-569-1821

September 10, 2018

David S. Campbell, Director
City of Albuquerque Planning Department
600 Plaza Del Sol
Albuquerque, NM 87102

RE: Request for Zone Map Amendment to Allow Use as Mixed-Use Light (MX-L) use at 1301 Mountain Road NW, Albuquerque, NM, described as Lot 20, Balling Addition No. 1

Dear Mr. Campbell,

As a property owner in the affected area of the above referenced zone map amendment, I am writing to express my full support for the proposed change. There are already several small commercial and retail enterprises in the vicinity of the property at issue that would be enhanced by having the property developed for public use. The type of development proposed by Ms. Mallard, three small retail shops, would eliminate an unsightly vacant lot, provide in-fill to the heart of the city, and is consistent with the general and established use along that stretch of Mountain Road.

Thank you for your consideration in this matter.

Sincerely,



Abraham Urbina, Managing Partner
Sockdolager LLC

Cc: csomerfeldt@cabq.gov
dscampbell@cabq.gov
ricardoguillermo7@gmail.com



Ricardo Guillermo <ricardoguillermo7@gmail.com>

IDO follow up zone conversion request

4 messages

Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>
To: "ricardoguillermo7@gmail.com" <ricardoguillermo7@gmail.com>

Thu, Jul 12, 2018 at 4:28 PM

Hello,

This location has been noted to be included in the follow-up, voluntary zone conversion. We will be in touch with you as soon as the participation agreement forms are finalized.

For your records, the comments you submitted are copied below.

Thank you,

Carrie Barkhurst

Carrie Barkhurst, MCRP*Urban Design & Development/Long Range**City of Albuquerque Planning Department**Direct line 505-924-3879*kcbarkhurst@cabq.gov<http://www.abc-zone.com/>**EXISTING zoning comments**

[1315 MOUNTAIN ROAD NW](#) - This property designated S-MR is currently light commercial retail and was a school for over 10 years within the past 50 years, rented by the Escuela Del Sol including [1301 Mountain Road NW](#) as a single premise. The commercial designation by the color red signifies community intent as documented specifically in the Sawmill Wells Park Redevelopment Area Plan. The Sector plan for this area also recognizes the benefit of commercial on the north side of Mountain Road in the Sawmill Neighborhood. The PRT has repeatedly denied the owner's desire to build a commercial project at 1301 Mountain Road. The owner wants to build affordable housing at [1315 Mountain Road NW](#). Conversion of the 1301 address to MX-L would be in keeping with other similar uses along the north side of Mountain Road with current commercial (and some existing residential) that will convert from S-MR to MX-L. from 4th Street to 15th Street.

IDO Zoning Comments

[1301 MOUNTAIN ROAD NW](#) - This property is owned as a premise along with [1315 Mountain Road NW](#) and is part of the Escuela Del Sol site that was an integral part of the school for over ten years in the past 50 years. The conversion to R-T is inappropriate as the MRA and Sector plan both indicate pedestrian friendly retail suitable for this site. Conversion to MX-L may be more appropriate for this location and the owner would like to further discuss this proposed correction to the conversion. The owner proposes to build a building with 3 neighborhood scale retail spaces totaling approximately 2500 square feet. Comparing other properties along the north side of Mountain Road from 4th Street to 15th Street many existing commercial and residential properties as well will be converting from S-MR to MX-L. To not have parity with similar properties along Mountain Road downgrades the owner's property at a moment when efforts are being made to develop 1301 as light commercial retail spaces and 1315 as a mixed use with existing commercial to continue and two small apartments, townhouses or other viable form of residence.

CITY OF ALBUQUERQUE

CODE ENFORCEMENT DIVISION

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

December 16, 2014

Sidney Mallard
2169 Ryan Pl. NW
Albuquerque, New Mexico 87107

Re: 1315 Mountain Rd. NW

Dear Ms. Mallard:

As outlined in Section A.5.a. of the Sawmill/Wells Park Sector Development Plan, this letter will acknowledge the existence of a building with a commercial use for at least ten (10) years over the last fifty (50) years on the referenced property. As such, those uses listed as permissive in the C-1 Neighborhood Commercial Zone of the Comprehensive City Zoning Code are allowed activities from this location.

PO Box 1293

Albuquerque

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

New Mexico 87103

Sincerely,

Brennon Williams
Code Compliance Manager

www.cabq.gov

C: sidneymallard@earthlink.net