



City of Albuquerque Planning Department

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Timothy M. Keller, Mayor

Interoffice Memorandum

October 19, 2020

To: Brennon Williams, Director, Planning Department

From: James M. Aranda, Deputy Director and Acting ZEO, Planning Department

Subject: Zoning for Parcel #102006301448820592

This memo is in regard to your inquiry about the zoning for **102006301448820592** that has a legal description of PORT LT 1 & 32 BLK 31 NORTH ALBUQUERQUE ACRES TR A UNIT A, CONT .3750 AC +/- . In researching the subject property's zoning, AGIS Manager Michelle Gricius found that the portions of Lot 1 and Lot 32, Block 31 of North Albuquerque Acres Tract A, Unit A and its associated zoning were erroneously removed from the zone map and should be re-added to the official zone map as the R-1A zone district.

The subdivision to the east of the subject parcel was platted in 1996. There was a DRB case 1005464 for a ROW vacation for what appears to be a portion of this parcel on the Sept. 5, 2007 agenda that was officially withdrawn at the agent's request. AGIS tracks all changes to the zone map with official documentation and AGIS Manager Michelle Gricius could not find any documentation regarding the removal of this parcel and its associated zoning. Other matters that further complicate the issue is that this area was annexed into the City in 1995 by a Boundary Commission and Paseo del Norte and Barstow were both widened between 1999 and 2001. No corresponding platting action that could be located in the record. There is mention of a State Project number in two deeds for this property regarding the widening of Paseo del Norte which does explain why the originally platted lots of North Albuquerque Acres should only be a portion of, rather than the entire lots (original North ABQ Acres plat is also attached from 1937).

From all available information in the record, Ms. Gricius had determined that the remnants of the subject parcel and its associated zoning were inadvertently and incorrectly removed from the zone map between 2003 and 2004. This timing was determined by the published zone atlas pages for both of those years. The 2003 zone atlas displays the parcel and the zoning, while the 2004 zone atlas does not.

Based on Ms. Gricius's findings, the zone was noted as R-LT in the 2003 zone atlas. This area is also in the former La Cueva Sector Development Plan where it is also noted that the zoning was R-LT. Per the IDO effective draft from May 2018, R-LT zones converted to R-1A. Therefore, it is my interpretation that the subject property (102006301448820592) is zoned R-1A. Upon receipt of this memorandum, Ms. Gricius is hereby directed to make the appropriate changes to in AGIS reflect the subject property's zoning.