



April 1, 2025

**To: Planning & Zoning Commission
& City Support Staff**

**Re: CASE VAC-25-007 – Common term vacation of right of 100 Block E 9th St.
City Engineer's Review**

This case in simple terms: to vacate the public right of way. The process is City's Subdivision Code and is clearly described in the packet prepared for this case by Community Development. Simple break down of actions: applicant requests vacation; Community Development places on a commission agenda; and prepares package; Planning & Zoning Commission hears the case and makes a recommendation; City Council hears the case and final decision; if favorable City Manager signs the vacation plat; applicant's engineer/surveyor legally files the plat for permanent record.

Engineering Department has reviewed this case and recommends vacation of 9th St. and alley easement as requested by applicant.

1. Existing 9th St. is centered in the operations of Roswell Ford. Right of way width extends from face of building to face of building. See enclosed aerial photo from Chaves County Parcel Map.
2. Existing 9th has primarily been used by Roswell Ford for parking of vehicles being serviced and sold. See attached Google photos 2008, 2013, 2021. The use of 9th St. is already primarily support of Roswell Ford.
3. Vacating 9th St. would remove 9th from the responsibility of maintenance from the Streets Department. Such potholes, curb repair, brick paver repair and other. 9th St. was not put on the mill/fill list for post 2024 flood. Based on the recently completed mill/fill streets in the flood area, calculating present worth costs from ITB-25-001 FY 25 Mill/Fill, the square yard cost is \$29.25. The pavement area is approximately 1326 square yard. The savings not to mill/fill 9th is \$38,787.55.
4. Similarly, the alley is a paved alley. Removing the alley off of the inventory for pavement maintenance and pothole patrol would be a savings to the City.

5. Vacation process reverts the area back to a real property, which is then taxable revenue for the City/County.
6. From a future planning perspective, east bound 9th dead ends at Virginia. It serves no other properties or does not continue eastward directional travel.
7. This portion of Roswell has a history of homeless persons. Vacation of alley and fencing of alley would force all pedestrians to use Virginia or Main St. and keep them out of the alley. This is a safer alternative for travel and police enforcement.
8. The case packet on paragraph 7, page 36 of 75 also defines other requirements for this case.
9. The vacation of 9th St. and creation of alley easement also assists with the infill and economic prosperity for the City of Roswell and of course Roswell Ford.
10. Recent 2024 flood event has also impacted the immediate neighborhood with the severe damage to the Roswell Convention Center & Goddard Museum. Additional improvements to Roswell Ford would be a welcome sight to the neighborhood.

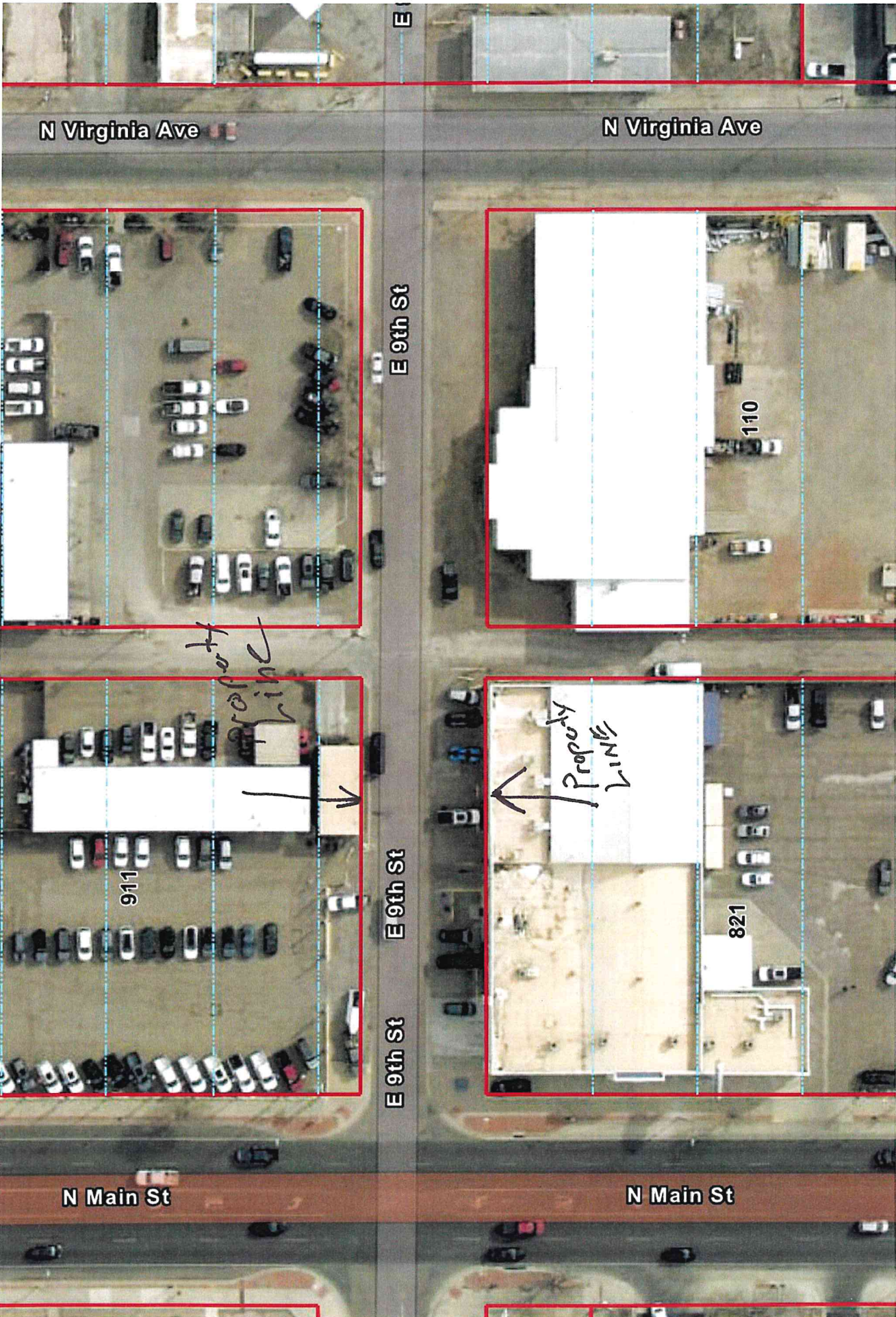
In closing, Engineering Department recommends vacation of 9th St. and creation of alley easement as requested in P&Z CASE VAC-25-0007. Current 9th St. use is not an essential street nor needed for municipal purpose. Vacation of 9th St and creation of alley easement will ease the fiscal burden and liability of the municipality of Roswell, NM.

Sincerely,



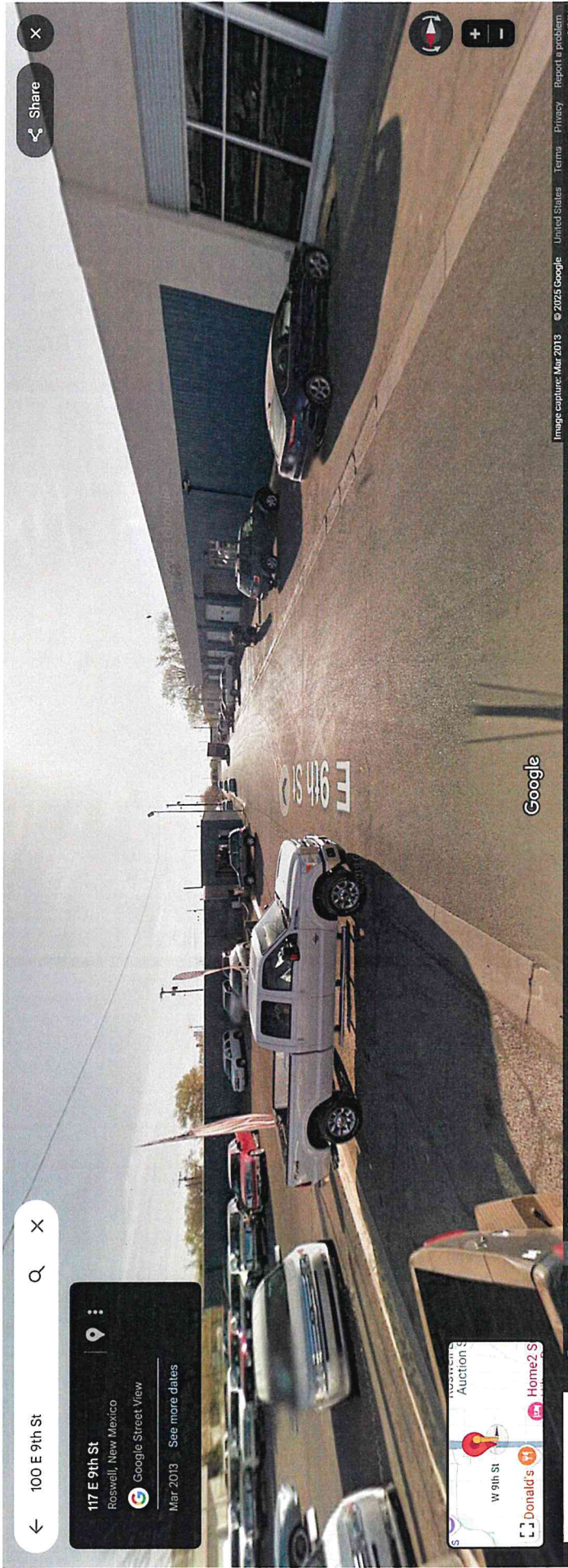
Louis Najar, P.E.
City Engineer

Cc: James MacCornack

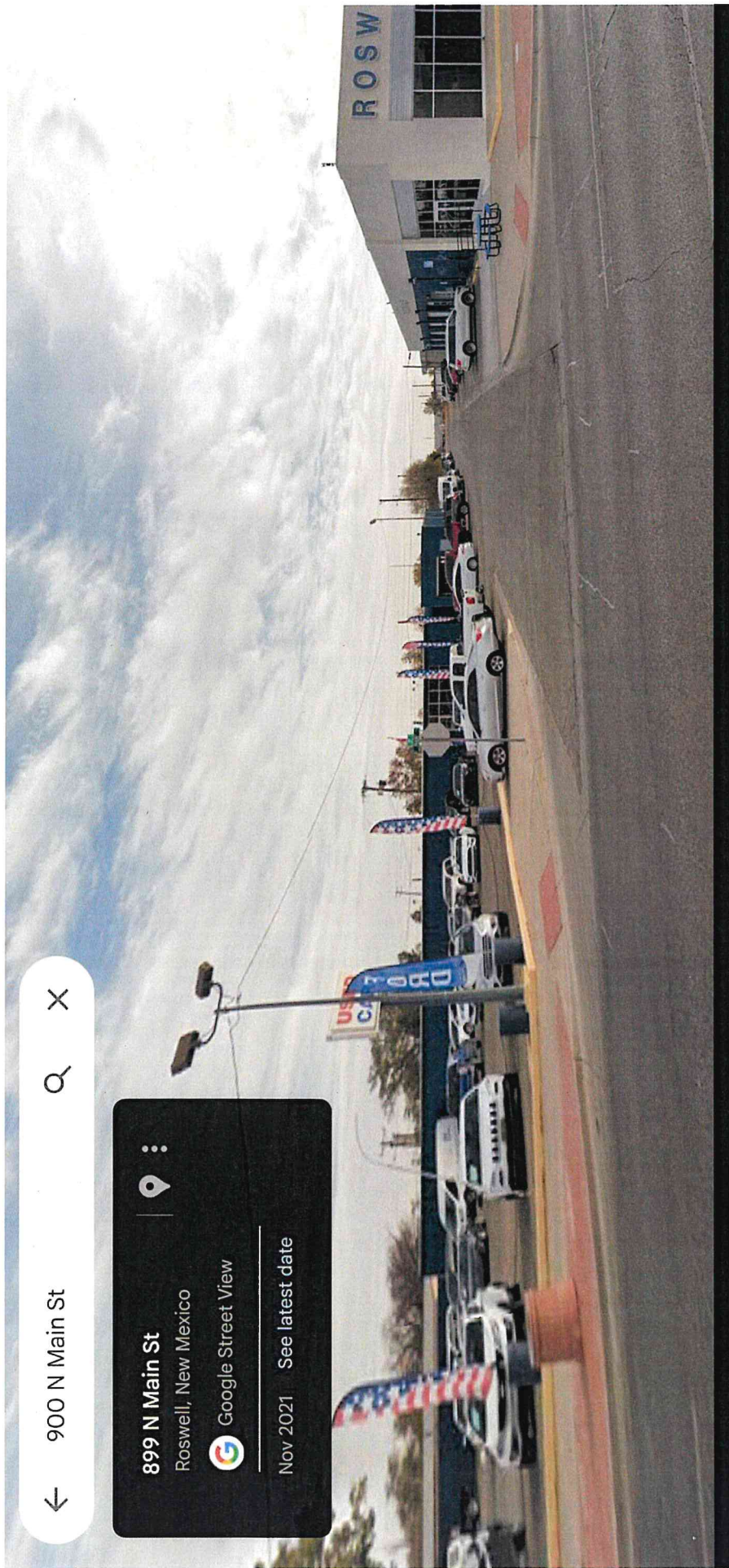




MARCH 2008



MARCH 2013



November 2021