APPLICATION FOR SPECIAL EXCEPTION
CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street, NW, Suite 300, 87102
505.924.3918

APPLICATION INFORMATION–PLEASE PRINT

PROFESSIONAL / AGENT NAME (FIRST, LAST): St. Francis Xavier Parish
MAILING ADDRESS: 820 Broadway Blvd. SE
CITY: Albuquerque STATE: NM ZIP CODE: 87102
TELEPHONE (INCLUDE AREA CODE): (H) ___ (W) 505-243-5201 (C) ___

OWNER NAME (FIRST, LAST–IF ANY): Archdiocese of Santa Fe
MAILING ADDRESS: 4000 St. Joseph Pl. NW
CITY: Albuquerque, STATE: NM ZIP CODE: 87120
TELEPHONE (INCLUDE AREA CODE): (H) ___ (W) 505-831-8136 (C) ___

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION: 820 Broadway Blvd. SE Albuquerque NM ZIP CODE: 87102
LOT(S): 1 through 12 (1-12) St Francis School TRACT(S): BLOCK(S): 5
SUBDIVISION / ADDITION / MRGCD MAP NO: Lewis & Simonds Addition
UNIFORM PROPERTY CODE: see attached list 101405737107541604

CRITERIA FOR DECISION– I have been given the Criteria for Decision requirements. Initial Here: BH

EXPLANATION OF REQUEST– On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST– **ATTACH THREE (3) COPIES.** Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT– I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

SIGNATURE: Sister Bernice Green OP DATE: 2/1/10

20100 80023

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1008168 APPLICATION #: 10 ZHE 80023

APPLICATION FOR: (CHECK AS APPROPRIATE)
- ☐ (ZHE01) Conditional Use
- ☐ (ZHE02) Expansion of a NonConforming Use
- ☐ (ZHE03) NonConforming Use / Status Established Building
- ☒ (ZHE04) Variance: ☐ Distance ☐ Setback ☐ Height ☐ Parking ☐ Size ☒ Other

SECTION NO: SU-2 NCR REFERENCE SECTION NO: 14-16-3-10 (E)(3)(b)

(LEGAL AD) ACTION DESCRIPTION: A variance of 6' to the required 6' side yard landscape buffer

SECTOR DEVELOPMENT AREA: South Broadway

ZONED: SU-2 NC R ZONE MAP PAGE: K-14

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION: 820 Broadway Blvd SW NO. OF SIGNS ISSUED: ___

APPLICATION RECEIVED BY Z E O (PRINT FULL NAME): David Kilpatrick DATE: 2-1-2010

DATE OF PUBLIC HEARING: 3-16-10

FEE: $ 145.00

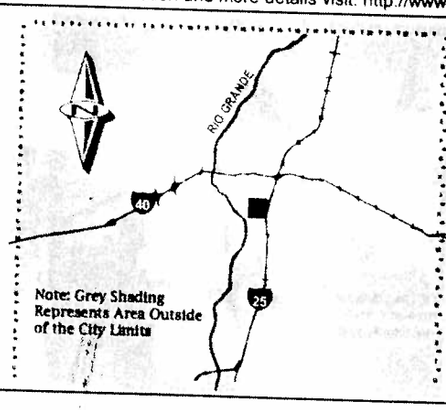
City Of Albuquerque
Treasury Division
2/1/2010 2:42PM LOC: ANNX
WS# 003 TRANS# 0025
RECEIPT# 00114982-00114982
PERMIT# 20100080023

(APN) 441018 / 4971000	$ 35.00	
(CMP) 441032 / 3424000	$ 10.00	
(ZHE) 441006 / 3451000	$ 100.00	
Trans Amt	$145.00	
APN Fee	$35.00	
Conflict Manag. Fee	$10.00	
ZHE Actions	$100.00	
CK	$145.00	
CHANGE	$0.00	

For more current information and more details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

K-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	(
1	101405735907741607	ARCHDIOCESE OF SANTA FE CATHOLIC SERVICE BLDG	400

ZONING

Rec	ZONING	DESCRIPTION
1	SU-2	NCR

ZONE GRID

Rec	ZONE ATLAS GRID
1	K14

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOC
1	820	BROADWAY	BLVD	SE	7-11/ST FRANCIS SCHOOL	5

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AG
1	SOUTH BROADWAY	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	SOUTH BROADWAY

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	BENTON	3

ZIPCODES

Rec	ZIPCODE
1	87102

ZONE GRID

No Features found.

(2) Any damage to utility lines resulting from the negligence of the abutting landowner, his agents, or employees in the installation and maintenance of the landscaped area in the public right-of-way shall be the responsibility of such landowner. Any damage to utility lines resulting from the growth of plant materials, which have been approved by the applicable public utility as part of a plan for landscaping on the public right-of-way, shall be the responsibility of such public utility. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless some plant materials die, it is the obligation of the abutting landowner to replace the plant materials.

(3) Landscaping shall have adequate maintenance. Landscaping which dies shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 days after notification.

(E) Landscaping Area Requirements.

(1) The total landscaped area required for each development shall equal not less than 15% of the net lot area. For the purposes of this section, ***NET LOT AREA*** means the total area of the lot minus:

(a) The area of the lot covered by buildings;

(b) The portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from view from any adjacent lot or public right-of-way by an opaque wall or fence at least six feet high, in which no landscaping will be required except required buffer landscaping; chain link fence with slats does not constitute acceptable full screening; and

(c) The area of any approved landscaping that the property owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk.

(2) Clear sight areas satisfactory to the Planning Director shall be maintained at all exits of parking areas. The clear sight triangle (at street corners), as defined in Chapter 8, Traffic Code, and also in § 14-16-1-5 of this Zoning Code, shall be kept clear.

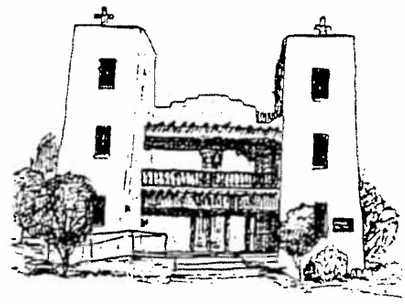
(3) Standard Landscape Buffers. Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of premises. On sites controlled by the shopping center regulations (§ 14-16-3-2) and planned development areas controlled by site development plans, these requirements shall be based on the entire area of the planning site unless otherwise approved by the Planning Commission. Landscape buffers may be crossed by driveways connecting to adjacent land. No parking is permitted within a required landscape buffer area. Landscaping approved within adjacent public right-of-way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscaping and the premises, but in no case shall the width of the on-site landscape buffer be less than five feet. Specific required landscape buffer locations and minimum widths shall be as follows:

(a) Front — Ten feet for sites of three acres or less, increasing at the rate of one foot in width per two-acre increase in site size to a maximum required width of 20 feet.

(b) Side — Six feet. The landscape buffer may be relocated if the lot line is within a common access easement.

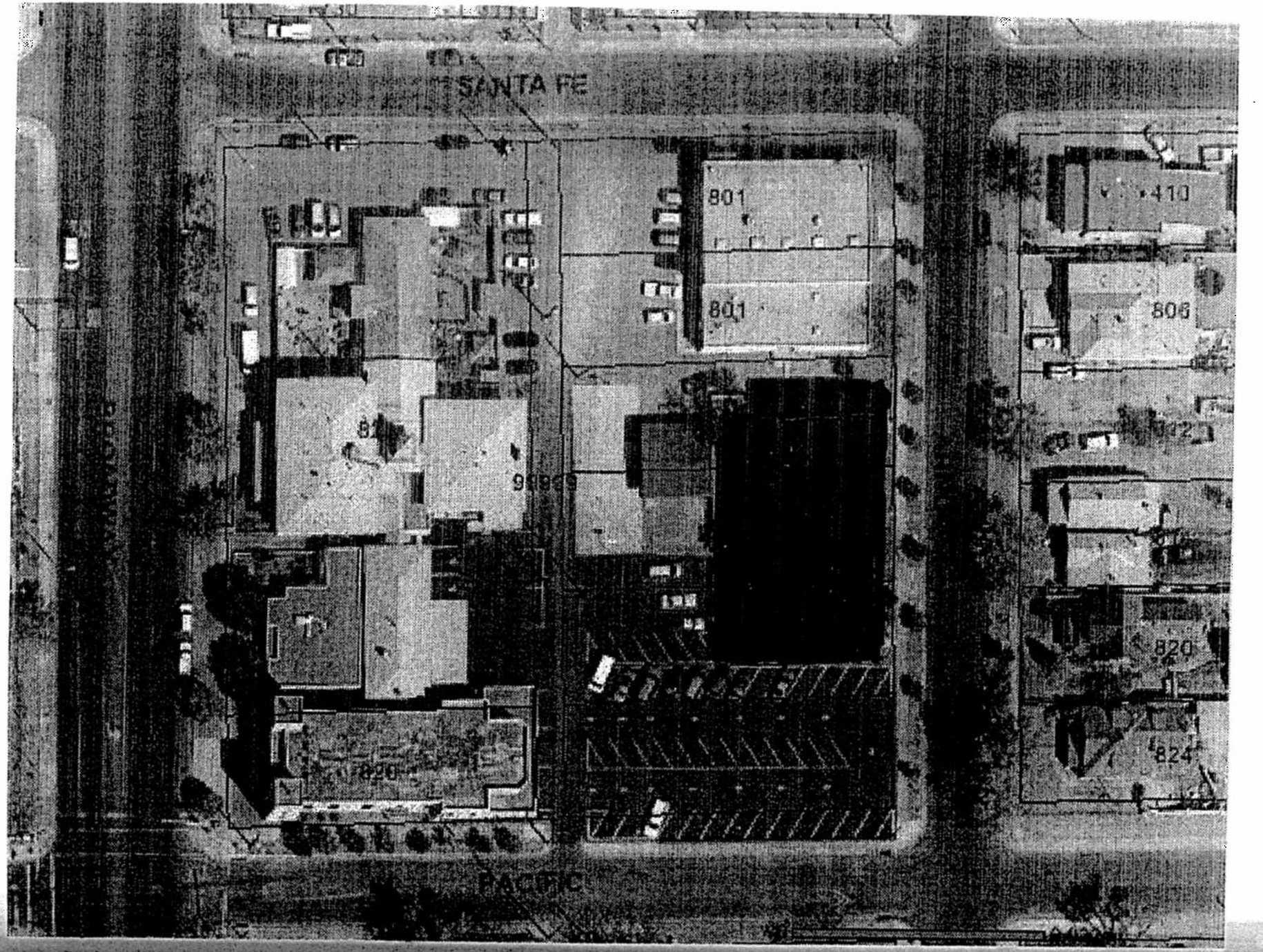
St. Francis Xavier Church

820 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505)243-5201



Request for variance of landscaping on property located at 820 Broadway Blvd. S.E., St. Francis Xavier Church. The property is exceptional due to the fact that where the landscaping is requested on the south side, Pacific Ave., said landscaping area is on an existing sidewalk and parking lot. The east side of said property, Arno Ave., already has existing trees. We are willing, if requested, to add additional low growing foliage.

The parcel on the Pacific Ave. side of said property has no place for landscaping, as on the outside of the fence there is a sidewalk which does not allow for landscaping. On the property side of the fence it would cause a hardship as we would have to dig up part of the parking lot which would cause a hardship due to the loss of very necessary parking.


SANTA FE
801
801
410
806
820
824
PACIFIC

Arno St SE
Arno St SE
St Francis Xavier Church
A
Pacific Ave SE
Pacific Ave SE
Pacific Ave SE
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gill line

Broadway Blvd SE
Santa Fe Ave SE
Santa Fe Ave SE
Santa Fe Ave SE
Arno St SE
Joy Light Church God In Christ
Julio's Tire Shop
47
47
Paseo Del Monte Middle School
St Francis Xavier Church
Arno St SE
Arno St SE
Broadway Blvd SE
Pacific Ave SE
Pacific Ave SE
Pacific Ave SE
Pacific Ave SE
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