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

LOT 4

APPLICATION INFORMATION–PLEASE PRINT

LEONARD GROSSMAN
PROFESSIONAL / AGENT NAME (FIRST, LAST)
2627 6th St. NW
MAILING ADDRESS
ALBUQUERQUE NM 87107
CITY STATE ZIP CODE

TELEPHONE (INCLUDE AREA CODE)
(H) ___-___-____
(W) 505-344-6870
(C) 505-489-5858

HERBERT GROSSMAN
OWNER NAME (FIRST, LAST–IF ANY)
13309 CHICO RD NE
MAILING ADDRESS
ALBUQUERQUE NM 87123
CITY STATE ZIP CODE

(H) 505-296-1440
(W) ___-___-____
(C) 505-238-7759

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

2621 6th st NW
STREET ADDRESS OF SPECIAL EXCEPTION
87107
ZIP CODE
4
LOT(S)
—
TRACT(S)
—
BLOCK(s)
Monk Add'N
SUBDIVISION / ADDITION / MRGCD MAP NO
101405 922513661 0631
UNIFORM PROPERTY CODE

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

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

Herbert Grossman
SIGNATURE
2-18-10
DATE

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1008196
APPLICATION #: 10ZHE80052

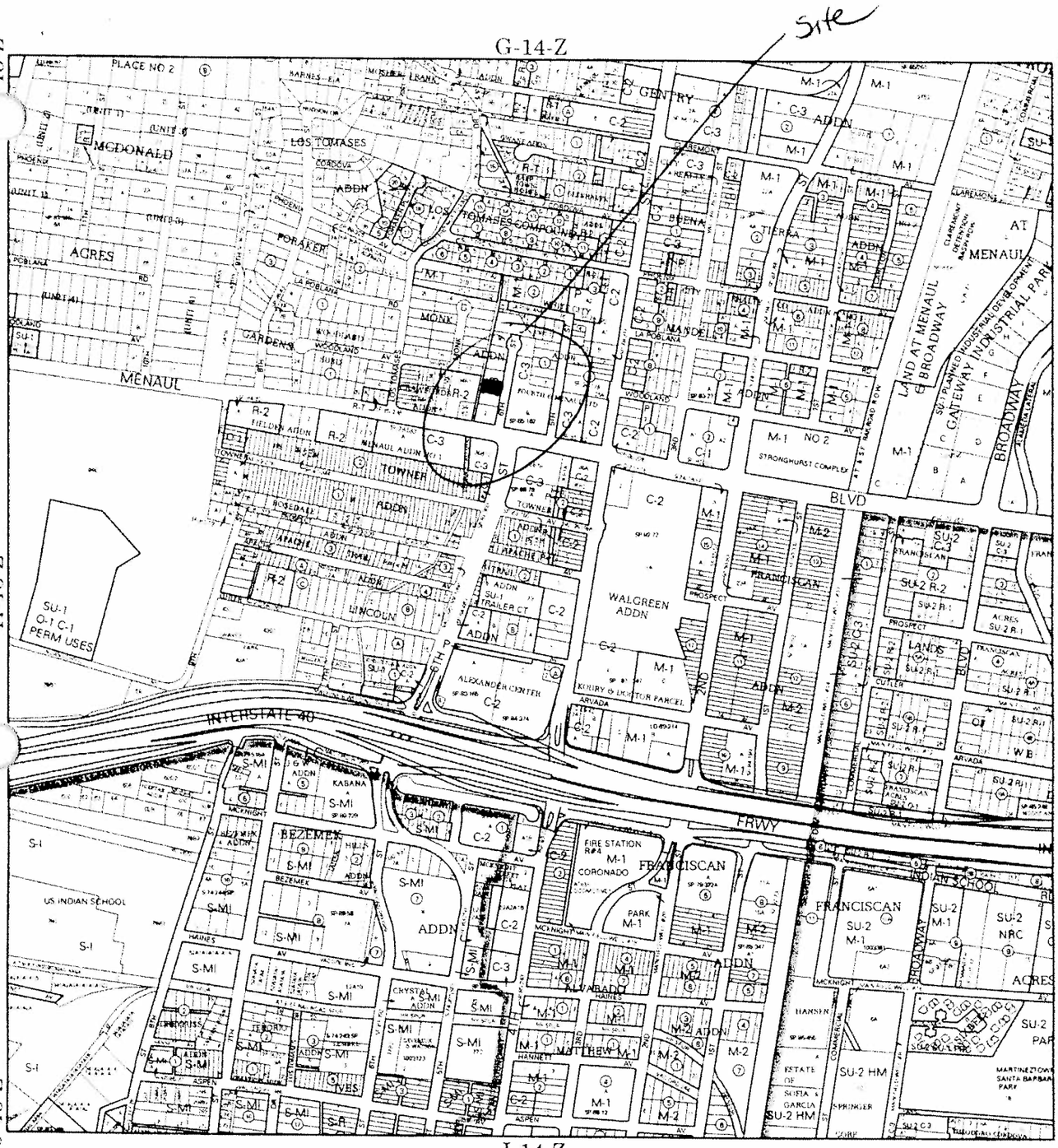
APPLICATION FOR: (CHECK AS APPROPRIATE)
- ☒ **(ZHE01)** Conditional Use
- ☐ **(ZHE02)** Expansion of a NonConforming Use
- ☐ **(ZHE03)** NonConforming Use / Status Established Building
- ☐ **(ZHE04)** Variance: ☐ Distance ☐ Setback ☐ Height ☐ Parking ☐ Size ☐ Other

SECTION NO 14-16-2-18(B)(8) REFERENCE SECTION NO:
(LEGAL AD) ACTION DESCRIPTION Conditional use to allow vehicle storage outdoors as a principal use where vehicles are typically not moved for one week or more.
SECTOR DEVELOPMENT AREA:
ZONED C-3 ZONE MAP PAGE: H-14 NO. OF SIGNS ISSUED: 1
2621 6th st NW
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

FEE: $ 145.00

Michael Anaya 02-18-10
APPLICATION RECEIVED BY Z E O (PRINT FULL NAME) DATE
04-20-10
DATE OF PUBLIC HEARING

(APN) 441018 / 4971000 $ 35.00
(CMP) 441032 / 3424000 $ 10.00
(ZHE) 441006 / 3451000 $ 100.00



Zone Atlas Page: **H-14-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006

ALBURQUERQUE

Haciendo Historia

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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LOT 4

February 8, 2010

Zoning Enforcement
Michael Anaya
Plaza Del Sol Building Suite 720
600 2nd Street NW
Albuquerque, NM 87102

Re: 2929 & 2627 6th Street NW

I am requesting a Conditional Use for the property located above and seeking permission for vehicle storage outdoors.

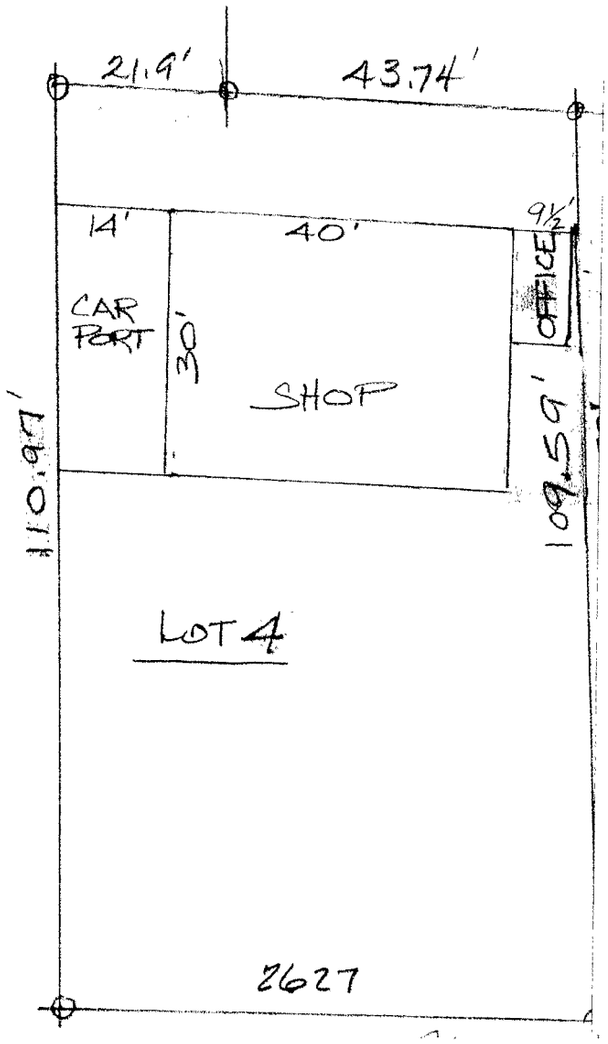
This property is automobile related business and sometimes requires outdoor storage for vehicles once towed and temporarily stored. This request will not be injurious to the adjacent property, the neighborhood or the community and will not be significantly damaged by surrounding structures or activities.

Please call if you have further questions or require more information.

Sincerely,

Herbert Grossman

Herbert Grossman
13309 Chico NE
Albuquerque, NM 87123
296-1440



NORTH 6TH STREET

→ N

PLOT PLAN

BLOCK C-3
HONK ADDITION

ZONE GRID
No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRI
1	101405925136610631	GROSSMAN HERBERT M & PATSI P	13309 CHICO NE	ALBUQUERQUE	NM	87123	C	A1AM

ZONING

Rec	ZONING	DESCRIPTION
1	C-3	

ZONE GRID

Rec	ZONE ATLAS GRID
1	H14

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	2621	6TH	ST	NW	4	0000	MONK ADDN	ABQ91381

ZONE GRID
No Features found.

ZONE GRID
No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIO
1	NEAR NORTH VALLEY	R

ZONE GRID
No Features found.

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	O'MALLEY	2

ZIPCODES

Rec	ZIPCODE
1	87107

ZONE GRID
No Features found.

b. The height of an add-on sign may be up to but shall not exceed 34 feet.

2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway, at its closest point, except the height of an add-on sign may be up to, but shall not exceed 34 feet, measured in the same way.

(B) ***Conditional Uses.***

(1) Uses conditional in the C-2 zone except dwelling units referred to in § 14-16-2-17(B)(6).

(2) Automobile dismantling yard, provided:

(a) All activities are conducted within a completely enclosed building or within an area enclosed on all sides by a solid wall or fence at least six feet high.

(b) Inoperative automobile bodies may not be stacked above the plane established by the top of the required surrounding wall.

(3) Building material storage or sales.

(4) Construction Contractor's equipment storage, or contractor's plant.

(5) Equipment rental, sales, display, and repair — operative contractor's and heavy equipment.

(6) Feed or fuel storage or sales.

(7) Manufacturing, assembling or treating articles, provided it is conducted within a completely enclosed building, except uses listed as conditional in the M-1 or M-2 zone.

(8) Vehicle storage outdoors as a principal use where vehicles are typically not moved for one week or more.

(9) Wholesaling, other than as limited under permissive uses in this zone.

(C) ***Height.*** Height shall be as provided in the O-1 zone, except antenna height shall not be limited.

(D) ***Lot Size.*** No requirements.

(E) ***Setback.*** Setback shall be as provided in the O-1 zone.

(F) ***Off-Street Parking.*** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) ***Shopping Center Regulations.*** Any site in this zone classified as a Shopping Center site, as defined in § 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-23) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 13-1977; Am. Ord.