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

WRISTEN PASCHIGH
PROFESSIONAL / AGENT NAME (FIRST, LAST)
6842 RIO GRANDE BLVD.
MAILING ADDRESS
ABQ. NM 87107
CITY STATE ZIP CODE

TELEPHONE (INCLUDE AREA CODE)
(H) 505-250-1887
(W) 505-898-0312
(C) ___-___-____

JARROD JADE, COLLINS
OWNER NAME (FIRST, LAST–IF ANY)
632 Las Candelarias NW
MAILING ADDRESS
ABQ NM 87102
CITY STATE ZIP CODE

(H) 505-228-5842
(W) ___-___-____
(C) ___-___-____

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

1809 STAGECOACH RD SE
STREET ADDRESS OF SPECIAL EXCEPTION
87106
ZIP CODE
#2A
LOT(S)
#2
TRACT(S)
~~[illegible]~~
BLOCK(S)
FOUR HILLS VILLAGE Installment 11A
SUBDIVISION / ADDITION / MRGCD MAP NO
102305 544410 341119
UNIFORM PROPERTY CODE

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

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 3/10/2010
DATE

2010080072

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1008274
APPLICATION #: 10 ZHE 80022

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. 14-16-2-6 (A)(11) REFERENCE SECTION NO:

(LEGAL AD) ACTION DESCRIPTION A conditional use for a proposed second kitchen in an R-1 zone

SECTOR DEVELOPMENT AREA:

ZONED R-1 ZONE MAP PAGE: M-23 NO. OF SIGNS ISSUED: 1

1809 stage coach Rd SE
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

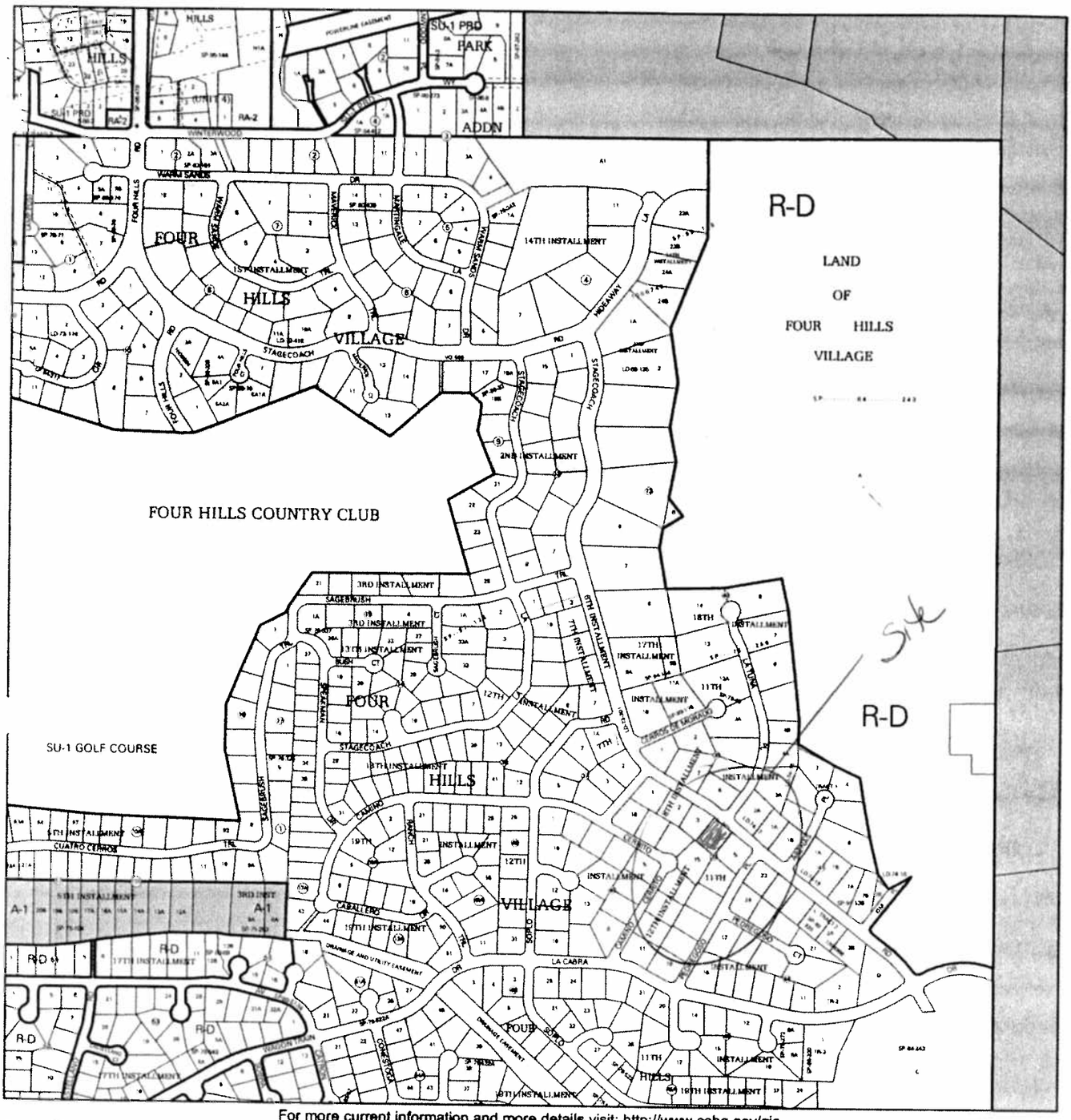
FEE: $ 145.00

David Kilpatrick 3-11-2010
APPLICATION RECEIVED BY Z E O (PRINT FULL NAME) DATE

04-20-10
DATE OF PUBLIC HEARING

City of Albuquerque
Treasury Division
3/11/2010 312760 LOCA ANNX
WBH 008 INDIAN 00.0
ZCelPTR 00116258-00116266
RECEIPT# 2010080072
Issue Amt $145.00
APN Fee $35.00
Sp Notice Bound. Fee $10.00
ZHE / CONE $100.00
TR $145.00
CHARGE $0.00
Take Cash

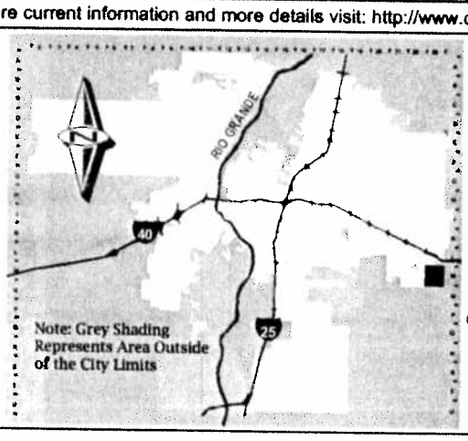
(APN) 441018 / 4971000 $ 35.00
(CMP) 441032 / 3424000 $ 10.00
(ZHE) 441006 / 3451000 $ 100.00



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

M-23-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

Feet: 0 750 1,500

(7) Health care, including physicians, massage, therapy, etc. (but not nursing homes), as physically limited under home occupations.

(8) Public library.

(9) Public utility structure which is not permissive.

(10) Recreational facility (non-profit), such as community center, swimming pool, tennis club.

(11) Second kitchen within a house, provided:

(a) The kitchen is incidental to occupancy of the entire house in common by members of one family (as herein defined); that, in fact, there would not be two separate and distinct dwelling units, each exclusively occupied by some family members.

(b) If such use is approved, the Zoning Hearing Examiner shall record the terms of the action with the County Clerk, together with a signed acceptance of such terms by the owners. The terms of the city action shall run with the land.

(12) Shade structure including a covered patio, a gazebo, a pergola, a ramada or similar roofed structure, either detached or attached, in the required rear yard setback area, provided:

(a) No part is within three feet of a property line.

(b) No building wall is ever built within the required setback area.

(c) No more than 50% of the required rear yard setback area is covered by a roof.

(d) The structure shall not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.

(e) A second floor deck is prohibited.

(f) The specific structure proposed is in harmony with the building site and with surrounding sites.

(13) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year. Incidental signs may also be approved.

(14) Walls, fences, and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line, and up to six feet high when ten or more feet from the property line, provided:

(a) It is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape, it is consistent with the requirements of Section § 14-16-3-19,and it is at least one of the following:

1. At least 11 feet from the public sidewalk or planned public sidewalk location, or 14 feet

ZONING HEARING EXAMINER'S SPECIAL EXCEPTION APPLICATION CHECKLIST

TO APPLY FOR A SPECIAL EXCEPTION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED (PLEASE CHECK BOX):

[X] Three (3) copies of the site plan.

[X] Drawing showing the following:

a. All dimension of property and buildings and all structures on adjoining lots that are within 25 feet of the proposed Special Exception.
b. If the Special Exception request is a variance, please show clearly the point of variance and the height, width, and any appropriate dimensions of structures and/or parking spaces.

[X] Letter stating why applicant is requesting this Special Exception, based on the Criteria for Decision Requirements.

[X] Zone Atlas page with parcel **clearly marked**.

[X] Copy of Ordinance, referencing Section Number that pertains to request.

[ ] Traffic Engineering Review – Any request for constructing a structure (carport, wall/fence, shade structure, etc.) in the front and street side yard must contact the Traffic Engineer.

[X] Applicant is strongly encouraged to go to Office of Neighborhood Coordination (Plaza del Sol, Basement) to obtain names of Neighborhood Associations that may be affected by this request.

[X] Yellow Signs – Sign must be posted in a conspicuous location fifteen (15) days prior to the hearing. Failure to do so may result in a deferral (delay of hearing).

[ ] If applicant requires an **INTERPRETER**, check box in KIVA.

[ ] Applicant received Special Exception Booklet.

Enforcement Officer David Kilpatrick
(PLEASE PRINT NAME)

Date: 3-11-2010

PLEASE ATTACH THIS FORM TO THE ORIGINAL APPLICATION FOR THE OFFICE

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	
1	102305544410341119	DWYER STEPHEN F	1813 STAGECOACH RD SE	ALBUQUERQUE	NM	87123	V	A1A	L B A

ZONING

Rec	ZONING	DESCRIPTION
1	R-1	

ZONE GRID

Rec	ZONE ATLAS GRID
1	M23

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	1809	STAGECOACH	RD	SE	2A TRACT 2	0000	FOUR HILLS VILLAGE INSTALLMENT 11A	ABQ212985

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIO
1	FOUR HILLS VILLAGE	R
2	FOUR HILLS VILLAGE HOA	R

ZONE GRID

No Features found.

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Don Harris	9

ZIPCODES

Rec	ZIPCODE
1	87123

ZONE GRID

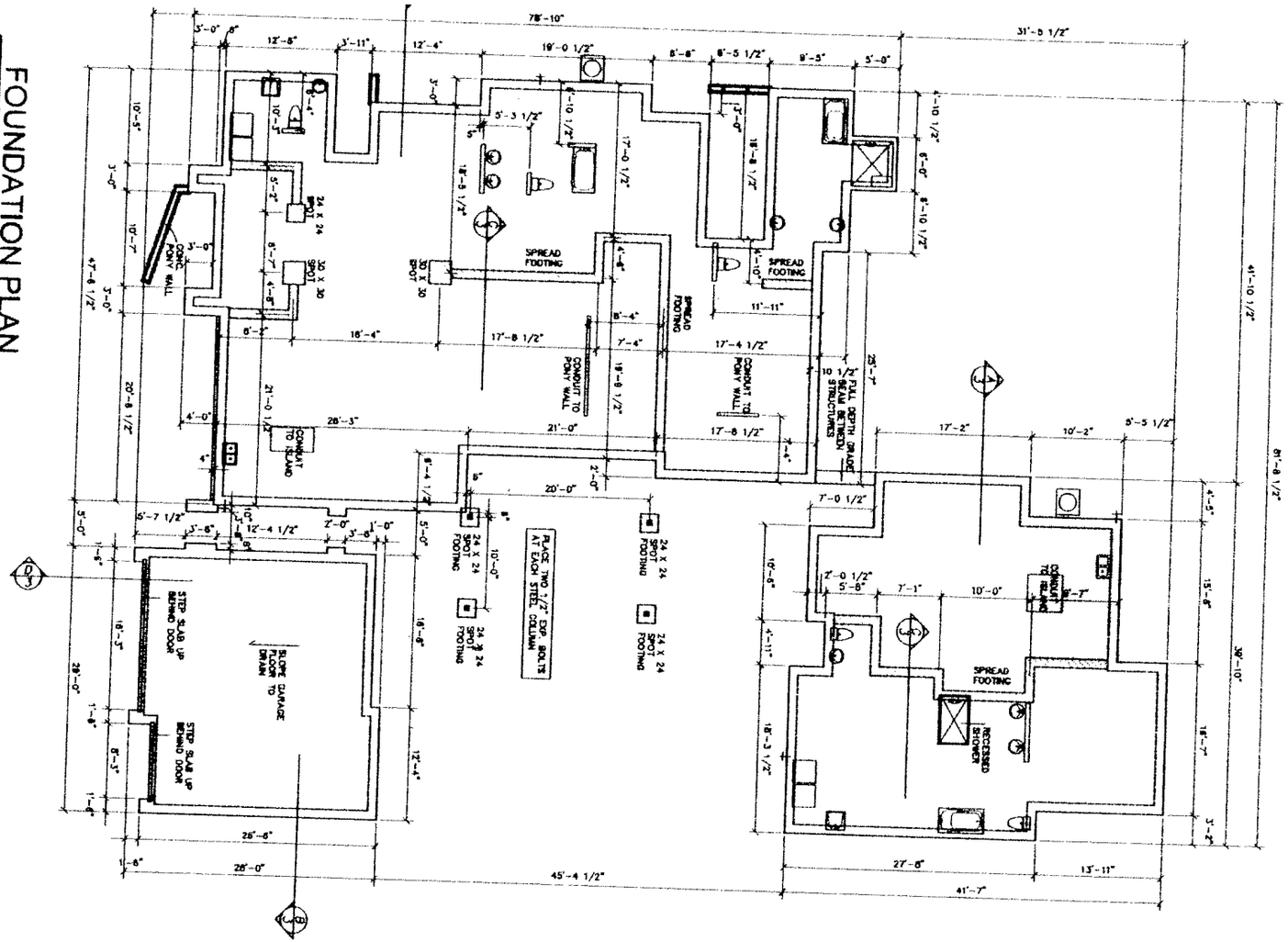
No Features found.

EXPLANATION OF REQUEST

The following document is to demonstrate the need for conditional use. On the property located at 1809 Stagecoach Rd. SE, Albuquerque NM we are requesting a Conditional Use permit for an aditional kitchen. The owners Jarrod and Jade Collins would like to facilitate the needs of there retired parents to live with them at their residence. To do so properly the need for an additional incidental kitchen has arisen. What we are requesting is for one family to live in common yet operate freely with different schedules respectively. The approval of requested conditional use would honor existing property setbacks and the home would function and appear no different from any neighboring structure. Thank you for your consideration.

The proposed conditional use will not be injurious to the adjacent property, the neighborhood, or the community. Also, it will not be significantly damaged by surrounding structures or activities.

3/11/2010



FOUNDATION PLAN
scale: 1/8"=1'-0"

©PASCHICH DESIGN
R
O
U
P

DESERT SKY
DESIGNS
3400 Alvarado Dr NE
Albuquerque, NM
87110
884-3304
desert-sky-designs.com

NEW CONSTRUCTION
FOUNDATION PLAN

2A TRACT 2 FOUR HILLS

1809 STAGECOACH RD SE - Albuquerque, New Mexico

3 OF 10

A-3

2/26/2010