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

TELEPHONE (INCLUDE AREA CODE)

PROFESSIONAL / AGENT NAME (FIRST, LAST) (H) ___-___-____

MAILING ADDRESS (W) ___-___-____

CITY STATE ZIP CODE (C) ___-___-____

Raul Gutierrez - Amaya (H) 505-401-9488
OWNER NAME (FIRST, LAST–IF ANY)

8117-A Central Ave. (W) 505-203-9406
MAILING ADDRESS

Albuquerque NM 87108 (C) 505-489-6247
CITY STATE ZIP CODE

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

8117 CENTRAL AVE NE 87108
STREET ADDRESS OF SPECIAL EXCEPTION ZIP CODE

A 3
LOT(S) TRACT(S) BLOCK(s)

MESA VERDE ADDN
SUBDIVISION / ADDITION / MRGCD MAP NO

101905736009341 09
UNIFORM PROPERTY CODE

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

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

Raul Gutierrez 2010080104 3/29/10
SIGNATURE DATE

----------**ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY**----------

PROJECT #: 1008262 **APPLICATION #:** 10 ZHE 80104

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. 14-16-2-17(B)(11) REFERENCE SECTION NO: _____

(LEGAL AD) ACTION DESCRIPTION A CONDITIONAL USE TO ALLOW OUTDOOR STORAGE

SECTOR DEVELOPMENT AREA: _____

ZONED: C-2 ZONE MAP PAGE: K-19 NO. OF SIGNS ISSUED: 3

8117 CENTRAL AVE NE
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

FEE: $ 145.00

LEVI CRISWELL 4/2/10
APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) DATE

05-18-10
DATE OF PUBLIC HEARING

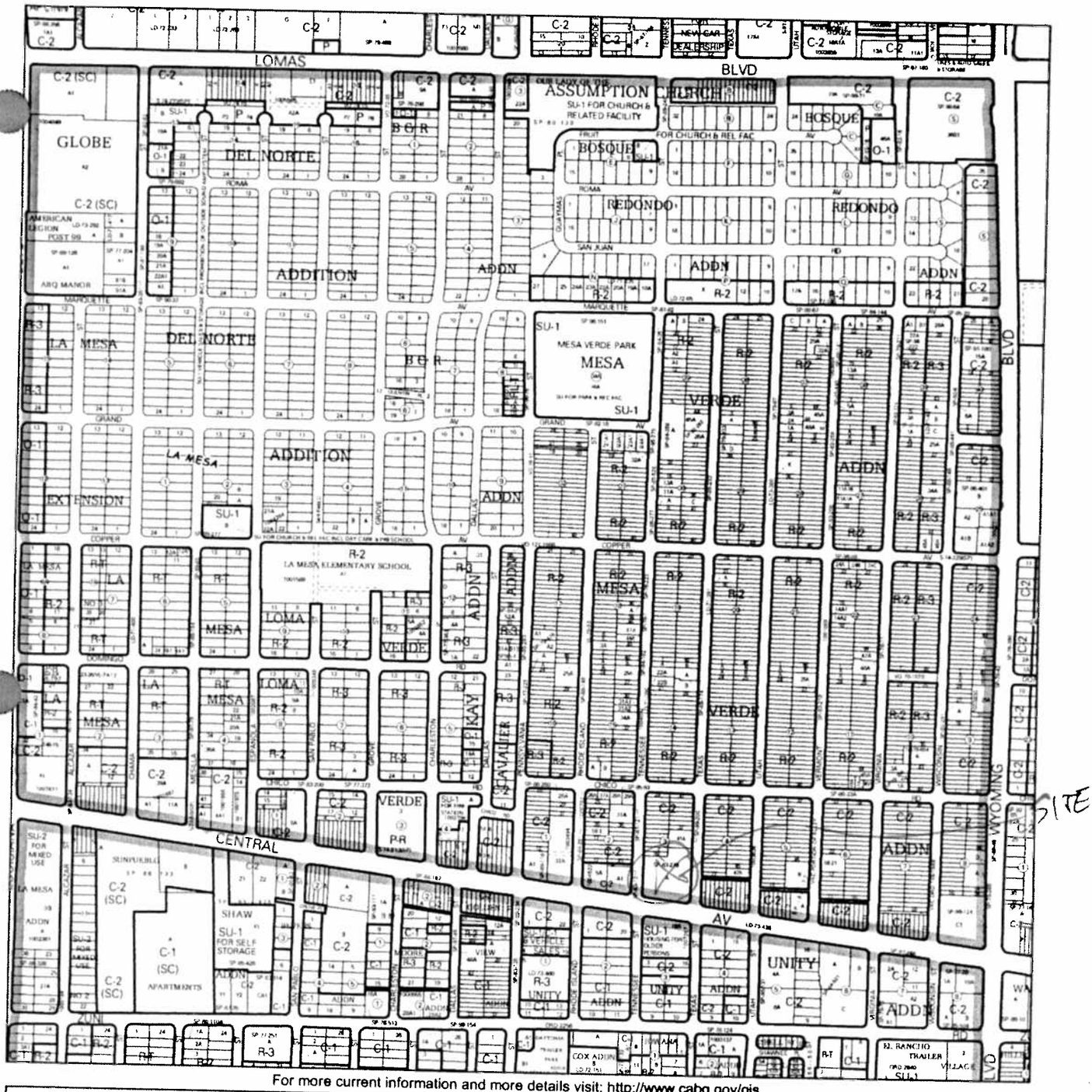
City Of Albuquerque
Treasury Division

(APN) 441018 / 4971000 $ 35.00

(CMP) 441032 / 3424000 $ 10.00

(ZHE) 441006 / 3451000 $ 100.00

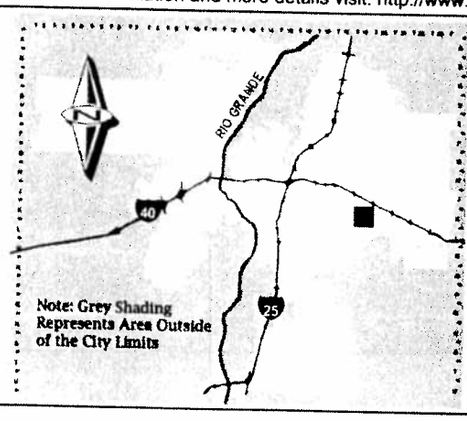
4/2/2010 8:53AM LOC: ANNX
WS# 008 TRANS# 0002
RECEIPT# 00116979-00116979
PERMIT# 2010080104 TRSCCS
Trans Amt $145.00
APN Fee $35.00
Conflict Manag. Fee $10.00
ZHE Actions $100.00
CA $200.00
CHANGE $55.00
Thank You



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

K-19-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

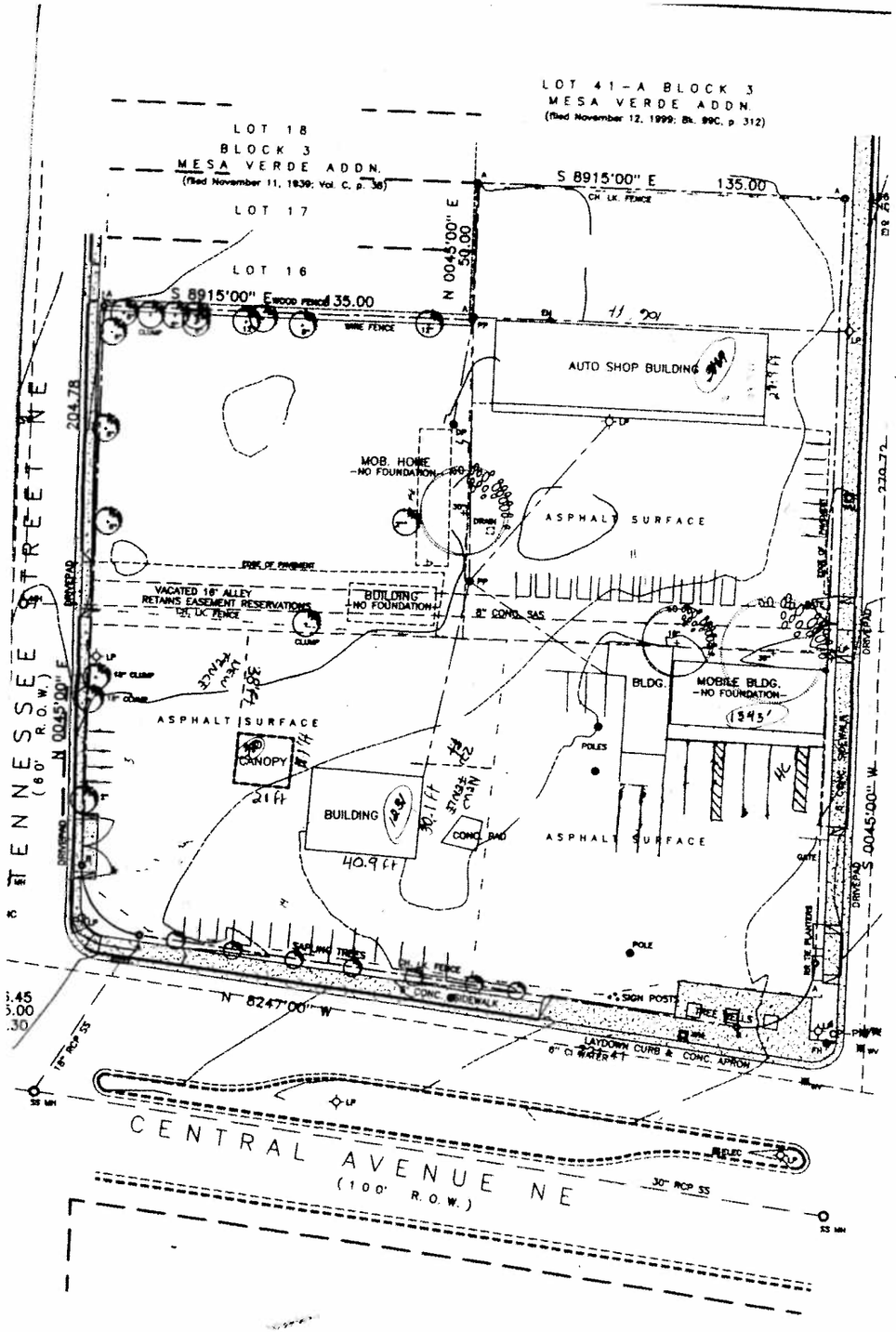
04/01/2010

Compa customs
8117-a Central ave
Albuquerque NM.
505-401-9488
505-2039406

I am writing an explanation for the application of a conditional use of outdoor storage of used tires, in my tire shop located on the north east corner of Tennessee and central. I am using an area of 37 feet by 92 feet to store used tires, I have built one metal wall that is 38 feet long by 6 and a half feet high on the north west side of this area and one metal wall that is 27 feet by 6 and a half feet high on the north east side of the area. These walls block the view of the used tires by passing vehicles and pedestrians. These walls are not and will not be injurious to the adjacent property, the neighborhood, or the community: and they will not be significantly damaged by surrounding structures.

I have attached 3 drawings of the proposed use.

Please contact me at 505-401-9488 with any questions.
Raul gutierrez


LOT 41-A BLOCK 3
MESA VERDE ADDN.
(filed November 12, 1999; Bk. 99C, p. 312)
LOT 18
BLOCK 3
MESA VERDE ADDN.
(filed November 11, 1939; Vol. C, p. 38)
LOT 17
LOT 16
S 8915'00" E
135.00
N 0045'00" E
50.00
S 8915'00" E
35.00
WOOD FENCE
WIRE FENCE
CH. LK. FENCE
AUTO SHOP BUILDING
MOB. HOME
-NO FOUNDATION-
ASPHALT SURFACE
EDGE OF PAVEMENT
VACATED 16' ALLEY
RETAINS EASEMENT RESERVATIONS
BUILDING
-NO FOUNDATION-
8" CONC. SAS
BLDG.
MOBILE BLDG.
-NO FOUNDATION-
1343'
POLES
CANOPY
21 ft
BUILDING
40.9 ft
30.1 ft
CONC. PAD
ASPHALT SURFACE
GATE
POLE
SAPLING TREES
CH. LK. FENCE
CONC. SIDEWALK
SIGN POSTS
TREE WELLS
LAYDOWN CURB & CONC. APRON
6" CI WATER
N 8247'00" W
S 0045'00" W
DRIVEPAD
204.78
270.72
TENNESSEE STREET NE
(60' R.O.W.)
N 0045'00" E
CENTRAL AVENUE NE
(100' R.O.W.)
30" RCP SS
18" RCP SS
SS MH

(B) Conditional Uses.

(1) Antenna, over 65 feet in height.

(2) Cold storage plant.

(3) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.

(4) Community residential program, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(5) Drive-in theater.

(6) Emergency shelter, provided the standards of § 14-16-3-13 of this Zoning Code are met.

(7) Fire wood sales and related storage, provided the wood is not visible from land not zoned C-2, C-3, M-1, or M-2.

(8) Kennel.

(9) Mobile home development, provided the development contains at least three acres. Approval of a site development plan and landscaping plan is required prior to development.

(10) One mobile home for a watchman or caretaker on the same premises with a commercial use other than one of those uses enumerated in division (A)(12)(l) of this section. However, the mobile home shall not be within 100 feet of a lot in a residential zone or a dwelling unit in any zone.

(11) Outdoor storage or activity, except as specifically listed as a permissive or conditional use in this section, and as further provided below:

(a) No outdoor storage or activity specified as a principal special use in § 14-16-2-22(B) of the Zoning Code, the SU-1 zone, may be a conditional use considered under this division (B).

(b) Combinations of uses, some or all of which are outdoor uses, which interact to create a more intense use, operating as one coordinated enterprise or attraction are not normally appropriate for approval as conditional uses under this division (B), being more properly controlled as SU-1 zone special uses.

(c) Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.

(d) Outdoor conditional uses often justify special requirements to keep the appearance or other aspects of the outdoor storage or activity from negatively impacting adjacent land.

(e) Outdoor vehicle storage as a principal business, where vehicles are typically not moved for one week or more, is not appropriate if it will be significantly visible from adjacent streets or nearby residential, office, or commercial uses; if approved, this type of storage requires

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.
- [x] 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).
- [x] If applicant requires an **INTERPRETER**, check box in KIVA.
- [x] Applicant received Special Exception Booklet.

Enforcement Officer LEVI CALDWELL
(PLEASE PRINT NAME)

Date: 4/2/10

PLEASE ATTACH THIS FORM TO THE ORIGINAL APPLICATION FOR THE OFFICE