



# APPLICATION FOR SPECIAL EXCEPTION CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

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

### APPLICATION INFORMATION-PLEASE PRINT

PROFESSIONAL / AGENT NAME (FIRST, LAST) FRANK ROSALES TELEPHONE (INCLUDE AREA CODE) (H) 505-797-4165  
MAILING ADDRESS 6708 LADRILLO PL. N.E. (W) \_\_\_\_\_  
CITY ALBUQUERQUE, STATE NM ZIP CODE 87113 (C) 505-620-0966

OWNER NAME (FIRST, LAST-IF ANY) DOUG & DEBI ALLEN (H) \_\_\_\_\_  
MAILING ADDRESS 206 LAGUNA SW. (W) \_\_\_\_\_  
CITY ALBUQUERQUE, STATE NM ZIP CODE \_\_\_\_\_ (C) \_\_\_\_\_

### LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 206 Laguna Blvd SW ZIP CODE 87104

LOT(S) 2 TRACT(S) \_\_\_\_\_ BLOCK(S) \_\_\_\_\_  
SUBDIVISION / ADDITION / M/R/G/D MAP NO. Huning Castle Addn  
UNIFORM PROPERTY CODE 101305824105930704

### CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements. Initial Here ZHR

### 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.

### TRAFFIC ENGINEERING REVIEW-

REQUIRED FOR ALL WALLS, FENCES, AND CARPORTS IN THE FRONT AND STREET SIDE YARD SETBACKS.  
Call the Traffic Investigations Supervisor at 505.857.8685 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. Initial Here ZHR

### 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 [Signature] DATE 9-9-08

### ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1007463 APPLICATION # 2008080347 APPLICATION # ZHE 80347  
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(B)(1) REFERENCE SECTION NO. \_\_\_\_\_

(LEGAL AD) ACTION DESCRIPTION Requesting a conditional use to allow an proposed accessory living quarters.

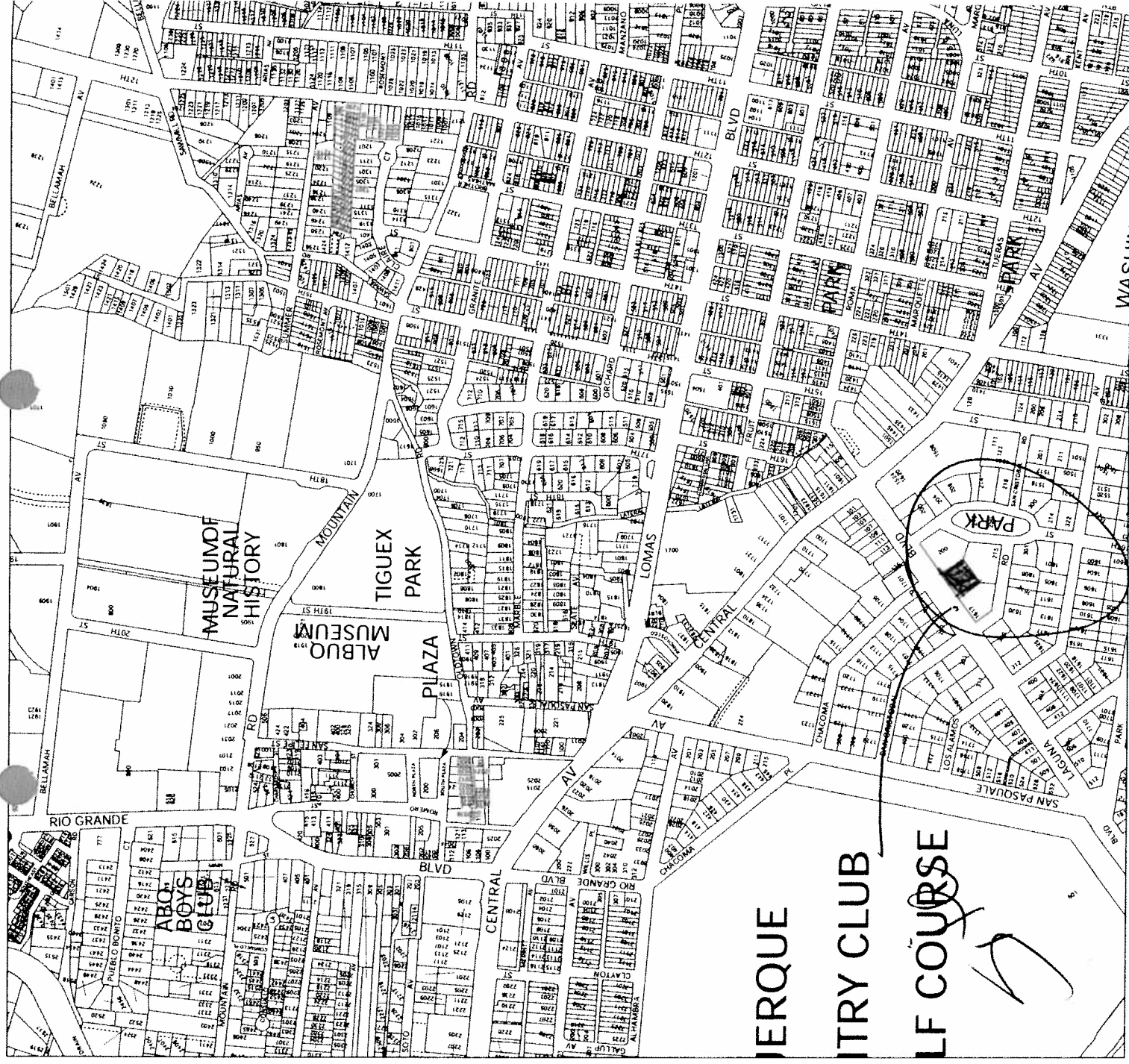
SECTOR DEVELOPMENT AREA: Huning Castle Reynolds

ZONED: R-1 ZONE MAP PAGE: J - 13 OF NO. OF SIGNS ISSUED: 1  
206 Laguna Blvd SW LOC. ANX. 145.00  
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 206 Laguna Blvd SW TRANS. FEE 35.00

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) Michael Anya DATE 09-09-08 REFERENCE # 00103631-00103631  
APR Fee (CMP) 441032 / 3424009 \$ 10.00  
Conflict Mgmt. Fee 441018 / 4971000 \$ 35.00  
ZHE Actions (ZHE) 441006 / 3451000 \$ 100.00

DATE OF PUBLIC HEARING 10-21-08

CHANGE 145.00  
CK 100.00  
Thank You

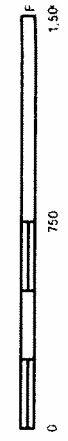
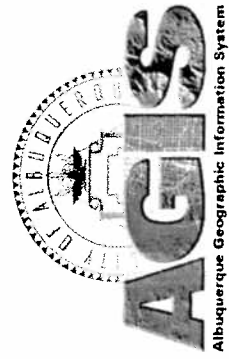
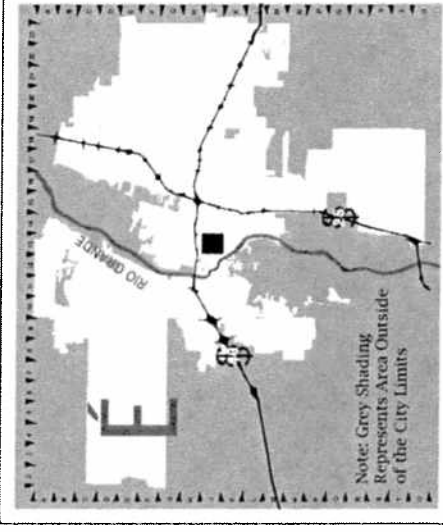


For more current information and more details visit: <http://www.cabq.gov/gis>

Address Map Page:  
**J-13-Z**

Map amended through: 3/23/2007

These addresses are for information purposes only and are not intended for address verification.



### **Conditional Use Request**

Requesting a conditional use to allow an accessory living quarters on a R-1 property. This use will not be injurious to the adjacent property, the neighborhood, or the community. The use will not be significantly damaged by surrounding structures or activities.

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**ZONE GRID**  
No Features found.

**OWNERSHIP**

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD
1	101305824105930704	ALLEN DOUGLAS C & DEBORAH Z	206 LAGUNA BLVD SW

**ZONING**

Rec	ZONING	DESCRIPTION
1	R-1	

**ZONE GRID**

Rec	ZONE ATLAS GRID
1	J13

**PARCELS**

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	206	LAGUNA BLVD	SW	2	2		HUNING CASTLE ADDN	ABQ130137

**ZONE GRID**

No Features found.

**ZONE GRID**

No Features found.

**NEIGHBORHOODS**

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATION
1	HUNING CASTLE	R

**SECTOR PLANS**

Rec	SECTOR PLAN NAME
1	HUNING CASTLE REYNOLDS

**COUNCIL**

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	BENTON	3

**ZIPCODES**

Rec	ZIPCODE
1	87104

**ZONE GRID**

No Features found.

- (4) Growing plants, noncommercial.
- (5) Private Commons Development, not less than two acres in area, if allowed in a Sector Development Plan or area plan governing the site.
- (6) Public park.
- (7) Public school, including caretaker's mobile home.
- (8) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (9) Real estate office and an incidental sign in connection with a specific development, provided it is not used as living quarters during the time it is used as an office, and further provided that it is limited to a period of one year unless the time is extended through approval by the Zoning Enforcement Officer. A site plan and floor plan approved by the Zoning Enforcement Officer is required prior to establishment of this activity.
- (10) Wireless Telecommunications Facility which is concealed or located on a public utility structure, provided the requirements of § 14-16-3-17 of this Zoning Code are met.
- (11) Family Housing Development, as defined by the Family Housing Development Ordinance, Section 4.

**Conditional Uses.**

(1) Accessory living quarters.

(2) Animal keeping, noncommercial, the species being other than those which are permissive in this section.

(3) Carport in the required front or side setback area, provided:

- a. No part is within three feet of a property line, other than a right-of-way line.
- b. No building wall is ever built within a required setback area.
- c. The specific carport proposed is in harmony with the building site.

(4) Construction office in connection with a specific construction project provided it is limited to a period of one year unless the time is extended through a new conditional use.

(5) Family day care home, with any sign limited as for home occupations. There shall be an outdoor play area adequately enclosed with a wall or fence. At least one member of the residing family shall serve as a provider of care. The activity shall be licensed by the state as a family day care home. (See also the permissive use provisions.)

(6) Front yard setback of not less than fifteen feet if there is no front yard driveway and vehicle access is only to the rear yard from an alley or if the garage setback is not less than 25 feet and compromises no more than 50% of the width of the street-facing building façade and driveways and off-street parking areas cover no more than 60% of the area of the front yard.