

CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT) request(s) a special exception to Section 14-16-3-10(E)(1): a VARIANCE of 19297 sq ft to the 15% required net lot landscaped area for a proposed addition on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at 11101 MENAUL BLVD NE (H-21)

Special Exception No:..... **11ZHE-80134**
Project No: **Project# 1008823**
Hearing Date: 06-21-11
Closing of Public Record: 06-21-11
Date of Decision: 06-28-11

STATEMENT OF FACTS: The applicant, FPA Foothills, LLC, requests a variance of 19297 sq ft to the 15% required net lot landscaped area for a proposed addition. Ron Bohannan, agent for the applicant, testified that this lot is exceptional because of its irregular shape. Of the 15% required landscaped area, there is currently 9% landscaping at this location. Mr. Bohannan stated that there are 14 existing trees and that number will be increased. By complying with the landscape ordinance, the number of available parking spaces would be significantly reduced from what currently exists.

A letter in the file from Robert Trudo, President of the Enchanted Park Neighborhood Association, indicates that they have no opposition to the expansion, but would like the owners to comply with the current landscaping requirements.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity because of its irregular shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 13, 2011 in the manner described below:

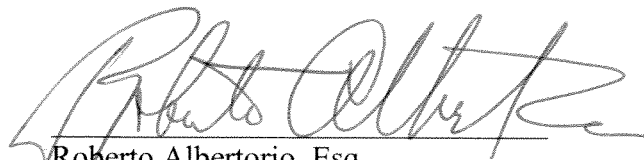
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

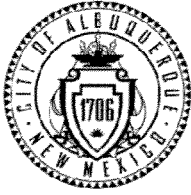
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
FPA Foothills, LLC, 433 E. Las Colinas Boulevard, Ste. 980, Irving, CA, 75039

Tierra West, LLC, 5571 Midway Park Place, NE, 87109
Robert Trudo, Enchanted Park NA



CITY OF ALBUQUERQUE
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ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT) request(s) a special exception to Section 14-16-3-10(E)(3)(C): a VARIANCE of 6' to the 6' rear yard landscape area buffer requirement for a proposed addition on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at 11101 MENAUL BLVD NE (H-21)

Special Exception No:11ZHE-80135
Project No:.....Project# 1008823
Hearing Date:06-21-11
Closing of Public Record:06-21-11
Date of Decision:.....06-28-11

STATEMENT OF FACTS: The applicant, FPA Foothills, LLC, requests a variance of 6' to the 6' rear yard landscape area buffer requirement for a proposed addition. Ron Bohannon, agent for the applicant, testified that this lot is exceptional because of its irregular shape. Of the 15% required landscaped area, there is currently 9% landscaping at this location. Mr. Bohannon stated that there are 14 existing trees and that number will be increased. By complying with the landscape ordinance, the number of available parking spaces would be significantly reduced from what currently exists.

A letter in the file from Robert Trudo, President of the Enchanted Park Neighborhood Association, indicates that they have no opposition to the expansion, but would like the owners to comply with the current landscaping requirements.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity because of its irregular shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 13, 2011 in the manner described below:

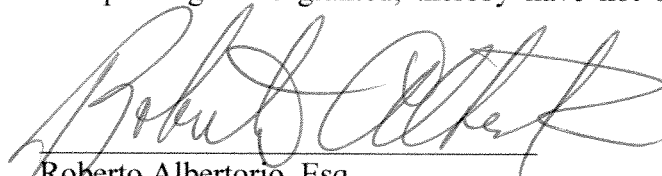
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An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

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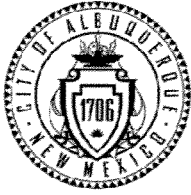
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Zoning Hearing Examiner

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Robert Trudo, Enchanted Park NA



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FPA FOOTHILLS, LLC (TIERRA WEST, LLC, AGENT) request(s) a special exception to Section 14-16-3-10(G)(1): a VARIANCE of 22 trees to the 36 tree requirement to the off-street parking landscaping area on all or a portion of Lot(s) 88, Block(s) 88, SNOW HEIGHTS ADDN zoned C-2 (SC), located at 11101 MENAUL BLVD NE (H-21)

Special Exception No:11ZHE-80136
Project No:.....Project# 1008823
Hearing Date:06-21-11
Closing of Public Record:06-21-11
Date of Decision:.....06-28-11

STATEMENT OF FACTS: The applicant, FPA Foothills, LLC, requests a variance of 22 trees to the 36 tree requirement to the off-street parking landscaping area. Ron Bohannan, agent for the applicant, testified that this lot is exceptional because of its irregular shape. Of the 15% required landscaped area, there is currently 9% landscaping at this location. Mr. Bohannan stated that there are 14 existing trees and that number will be increased. By complying with the landscape ordinance, the number of available parking spaces would be significantly reduced from what currently exists.

A letter in the file from Robert Trudo, President of the Enchanted Park Neighborhood Association, indicates that they have no opposition to the expansion, but would like the owners to comply with the current landscaping requirements.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity because of its irregular shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

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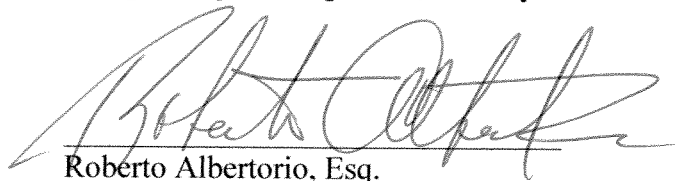
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