



# 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) Norman Henry TELEPHONE (INCLUDE AREA CODE) \_\_\_\_\_ (H) \_\_\_\_\_  
 MAILING ADDRESS 14 Gen. Marshall St, U.S. #2 (W) \_\_\_\_\_  
Albuquerque NM 87123 (C) 505-553-9518  
 CITY STATE ZIP CODE  
 OWNER NAME (FIRST, LAST-IF ANY) Armando Alba (H) 505-343-1985  
 Mailing Address 2920 Carlisle, NE (W) 505-884-5721  
ABQ NM 87110 (C) 505-879-6341  
 CITY STATE ZIP CODE

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

STREET ADDRESS OF SPECIAL EXCEPTION 1602 ALISO, NE, ABQ NM ZIP CODE 87110  
14 LOT(S)  
Altura Addition TRACT(S)  
 SUBDIVISION / ADDITION / MRGCD MAP NO. \_\_\_\_\_ BLOCK(S) \_\_\_\_\_  
101705809438321017 UNIFORM PROPERTY CODE

### CRITERIA FOR DECISION-

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

### 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. Initial Here AK  
 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.

### 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 Armando Alba DATE 7-28-08

2008080300

DATE 7-28-08

### ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY-----

PROJECT #: 1007401

APPLICATION #: QBZHE 80300

### 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. 14.16.3.3(A)(1) REFERENCE SECTION NO. \_\_\_\_\_

(LEGAL AD) ACTION DESCRIPTION A VARIANCE OF 2' FT TO THE 3' FOOT HEIGHT ALLOWANCE FOR AN EXISTING 5' HIGH WALL IN THE

SECTOR DEVELOPMENT AREA: FRONT YARD SETBACK

ZONED: R-1 ZONE MAP PAGE: 1-17 City of Albuquerque Treasurer: NO. OF SIGNS ISSUED: \_\_\_\_\_

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 14 Gen. Marshall St, U.S. #2

DATE: 7/29/08 RECEIPT# 0009468-00094468 TRF# 0011

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) Cindy Corbett

DATE: 7/29/08 TRF# 2008080300 JRSVSG \$143,000

DATE OF PUBLIC HEARING 09-16-08

AFM Fee (CMP) 441032 / 342400 \$35.00  
 Conflict Mngmt. Fee \$10.00  
 ZHE Actions (ZHE) 441006 / 345100 \$100.00  
 CA \$143.00  
 CHANGE \$0.00

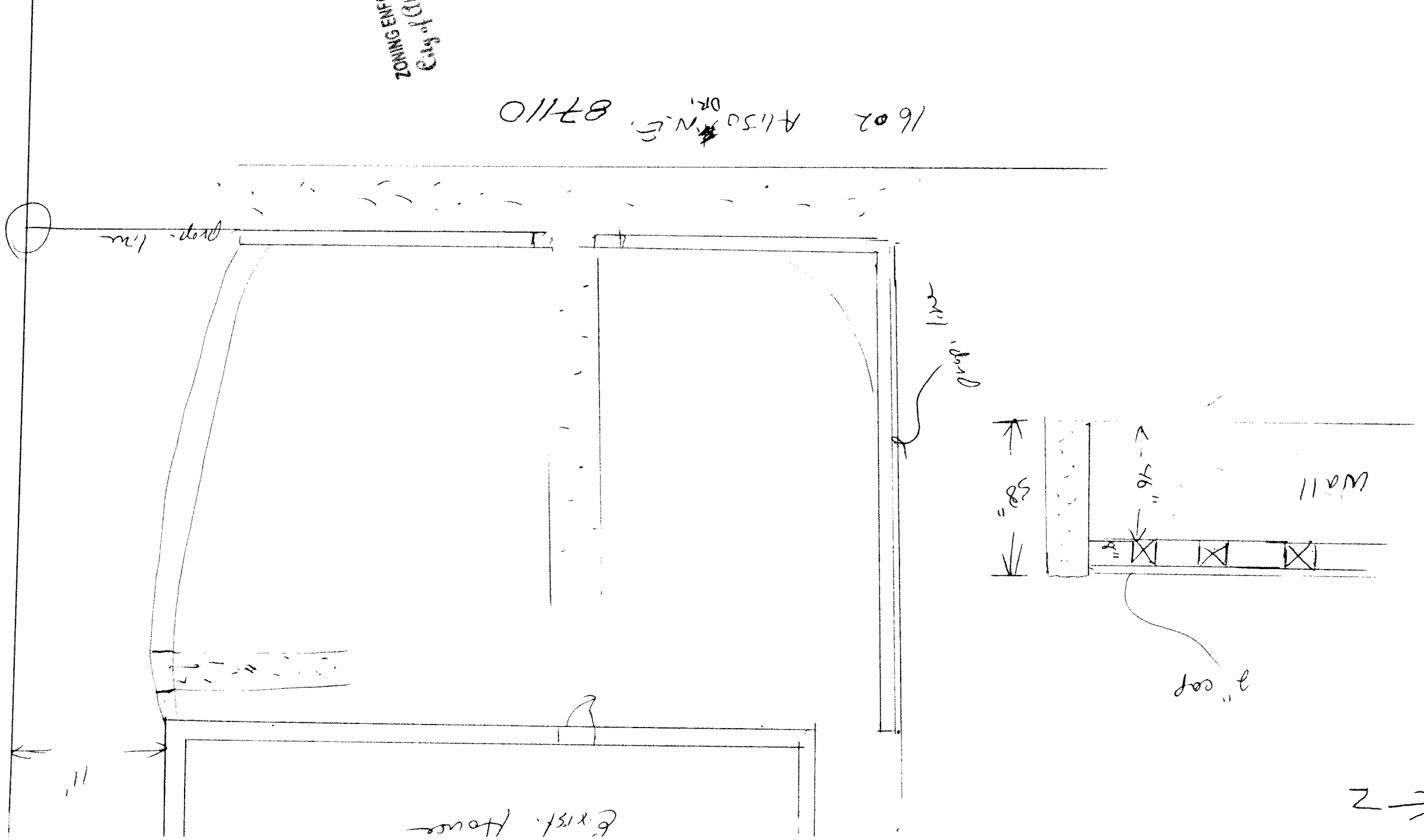
Thank You



- (n) Walls and fences which are normally allowed to be up to eight or ten feet high, measured from the lower side, but because of a retaining wall a variance is required to allow the wall or fence to be three feet high measured from the higher side.
- (o) Water Towers.
- (3) A setback variance may be approved for the following structures even though there is only a minimal showing as to exceptional physical condition:
- (a) Solar collectors.
  - (b) Houses located on lots created when side-yard setback requirements were less severe and the lot's dimensions make it unreasonable to require the current side-yard setback requirements.
- (4) Walls, Fences, Retaining Walls – See Section § 14-16-3-19.
- (a) Wall or fence height: A wall, fence, retaining wall, or vertical combination of these in a residential zone may be built within a required setback, provided:
    - 1. It does not exceed eight feet in height above the lowest grade on the lower side within the required side or rear yard or three feet in height above the lowest grade on the lower side within the required front yard.
    - 2. Where property is contiguous to non-residential property, it may be erected to a maximum height of ten feet above the lowest grade on the residential side except in the required front-yard setback.
    - 3. On a corner lot, the rear yard of which is contiguous to the front yard of a residentially-zoned lot, a wall, fence, retaining wall, or vertical combination of these may not exceed three feet in height above the lowest grade on the lower side within ten feet of the street side right-of-way line. However, where approved, a conditional use may approve a higher wall or fence.
    - 4. On a lot where the rear lot line abuts a public street right-of-way and the lot's rear yard is contiguous to the front yard of another residentially-zoned lot, a wall, fence, or vertical combination of these may not exceed three feet in height above the lowest grade on the lower side within 20 feet of the rear right-of-way line; however, this setback is reduced to 15 feet if 15 feet is the normal front-yard setback requirement in the residential zone contiguous to the rear lot.
  - (b) A wall, fence, retaining wall, or vertical combination of these in a non-residential zone is not limited as to height except:
    - 1. Within five feet of public street right-of-way, where they shall not exceed three feet in height above the lowest grade on the street side; and
    - 2. If a wall or fence plus retaining wall abutting a residential zone would have an effective height of over eight feet above the lowest grade on the residential side, the Planning Director shall decide the required height; such decision shall be made by the same process required for a conditional use.

ZONING ENFORCEMENT  
City of Channahon, IL

1602 A1150 <sup>DR</sup> N.E. 87110



**ZONE GRID**

No Features found.

**OWNERSHIP**

|     |                                  |                                    |                                      |
|-----|----------------------------------|------------------------------------|--------------------------------------|
| Rec | COASDE.BERNCO.ParcelDec_2007.UPC | COASDE.BERNCO.ParcelDec_2007.OWNER | COASDE.BERNCO.ParcelDec_2007.OWNADDI |
| 1   | 101705809438321017               | A R ALBAS COMPANY LLC              | 2920 CARLISLE NE SUITE 100           |

**ZONING**

|     |        |             |
|-----|--------|-------------|
| Rec | ZONING | DESCRIPTION |
| 1   | R-1    |             |

**ZONE GRID**

|     |                 |
|-----|-----------------|
| Rec | ZONE ATLAS GRID |
| 1   | J17             |

**PARCELS**

| Rec | NUMBER | NAME     | DESIGNATION | QUADRANT | LOT | BLOCK       | SUBDIVISION | PIN |
|-----|--------|----------|-------------|----------|-----|-------------|-------------|-----|
| 1   | 1602   | ALISO DR | NE          | 14       | J   | ALTURA ADDN | ABQ113576   |     |

**ZONE GRID**

No Features found.

**ZONE GRID**

No Features found.

**NEIGHBORHOODS**

|     |  |  |
|-----|--|--|
| Rec | COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME | COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATION |
| 1   | ALTURA ADDITION                                      | R  |

**ZONE GRID**

No Features found.

**COUNCIL**

|     |                |                  |
|-----|----------------|------------------|
| Rec | COUNCILOR NAME | COUNCIL DISTRICT |
| 1   | MAYER          | 7                |

**ZIPCODES**

|     |         |
|-----|---------|
| Rec | ZIPCODE |
| 1   | 87110   |