

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM NO MEETING REPORT

Project #: 1007453

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Parties: Carmen Alcantar (Applicant)
Taylor Ranch Neighborhood Association (TRN)

Summary:

Applicant Carmen Alcantar requests a Conditional Use, rear yard setback, to retain an existing shade structure she built onto the rear of the house at 5171 Visa Del Luz NW. Property shape is a half oval and one corner of the shade structure is near the back property line. Carmen built the shade structure for a safe, shaded place for her children to play.

Carmen plans to stucco the shade structure (currently unfinished wood) once the city inspector approves. The city inspector is waiting on conditional use approval.

Brett Lopez, TRN, said their N.A. normally does not oppose as long as structures are fitting with the neighborhood and are not obtrusive. Carmen plans to finish the structure in stucco (similar to her house), the shade structure is under 12 feet, and is not injurious to neighboring structures or activities.

Rene Horvath, TRN, brought the issue to the N.A. board meeting. While board meeting participants did not want to request a facilitated meeting, they did state Carmen's neighbors should have a say in the matter. [Note: The City of Albuquerque provided neighbors within 100 feet of Carmen's house with information on who to contact if they wanted a facilitated meeting and agenda item information on the upcoming hearing.]

No facilitated meeting required.

ZHE Application Hearing Details:

- 1) Hearing Scheduled for Tuesday, October 21, 2008
- 2) Hearing Details:
 - a) The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)

- b) There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
 - a) Comments from facilitated meetings will go into a report which goes to the Hearing Examiner
 - b) All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
 - c) The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing
 - d) The determination can be appealed to the Board of Appeals

Any further questions or comments can be referred to:

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