



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

PROFESSIONAL AGENT NAME (FIRST, LAST) Susan Johnson TELEPHONE (INCLUDE AREA CODE) (H) 505-821-6743
 MAILING ADDRESS 1009 CALE GARZA NE (W) _____
APB (C) 505-553-8470
 CITY _____ STATE _____ ZIP CODE _____

OWNER NAME (FIRST, LAST-IF ANY) GAME (H) _____
 MAILING ADDRESS _____ (W) _____
 CITY _____ STATE _____ ZIP CODE _____ (C) _____

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 1009 CALE GARZA NE 87113 ZIP CODE _____
24-PI
 LOT(S) 157A Dec 1007E TRACT(S) La Sala Del Norte Unit 1 BLOCK(S) _____
 SUBDIVISION / ADDITION / MRGCD MAP NO 10100229045410017
 UNIFORM PROPERTY CODE _____

CRITERIA FOR DECISION-

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

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.

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

Susan Johnson
 SIGNATURE _____ DATE 11 Sept 08

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

PROJECT #: 1007467 2008080351 APPLICATION #: QZHE 80351

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. 14-6-2-6(B)(4)(a) REFERENCE SECTION NO. _____

(LEGAL AD) ACTION DESCRIPTION

A CONDITIONAL USE TO ALLOW A WALL TO EXCEED THE 3 FT. MAX. HEIGHT WITHIN THE FRONT YARD SETBACK FOR A PROPOSED 5 FT. WALL

SECTOR DEVELOPMENT AREA: _____

ZONED: R-D ZONE MAP PAGE: E-160 NO. OF SIGNS ISSUED: 1

1009 CALE GARZA NE

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

101-600 FEE: \$ 145.00

J. Turner

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) 9/11/08 DATE

10-21-08
 DATE OF PUBLIC HEARING

RECEIPT # 0103027-00101507
 PERMIT # (APN) 441018 / 4971000 \$ 35.00
 TRANS. FEE \$ 145.00
 PER FEE (CMP) 441032 / 3424000 \$ 10.00
 Conflict Mgmt. Fee \$ 10.00
 THE ACTIONS (ZHE) 441006 / 3451000 \$ 100.00
 OR \$ 145.00
 TOTAL \$ 33.00

DEAR FRIENDS:

I WOULD LIKE TO GET APPROVAL TO
RAISE MY FRONT 3' WALL ONE MORE
FOOT TO ~~5'~~ ^{6'} PLEASE SEE PICTURES.

ALSO, THE SIDE WALL ON LEFT SIDE
OF HOUSE, TO FRONT OF HOUSE, SO I
CAN PUT IN A DOOR DOOR. I WOULD
STUCCO EXTERIOR SO ALL VIEWS FROM
STREET WILL BE FINISHED & LOOK LIKE
THE OTHER HOMES WITH FRONT COURTYARDS.

THIS WILL NOT INFRINGE ON THE ADJACENT
PROPERTY, THE NEIGHBORHOOD OR THE COMMUNITY
& WILL NOT BE SIGNIFICANTLY DAMAGED BY
SURROUNDING STRUCTURES OR ACTIVITIES

Thank you

Susie Johnson

1009 CALE GARLAND

ALSO WM 871B

553-8470



Response / Architectural Planning Committee

Owner Name: Susie Johnson **Meeting Date:** September 2nd, 2008
Property Address: 1009 Calle Garza NE
Date of Request: Hand carried by APC Chair to 9/2 Meeting
Scope of Request: Prospective owner wishes build side wall / front courtyard / landscape enhancements.

 APPROVED AS SUBMITTED
 DENIED*

 X CONDITIONAL APPROVAL*
 ADDITIONAL INFORMATION REQUIRED

* Subject to securing formal zoning variance from the City of Albuquerque. Documentation of any variance granted through City Zoning must be submitted to the Association prior to commencing construction. Proposed gate is not approved; need design rendering faxed to Association for review.

Thank you for submitting your Request for Design Approval to the Planning Committee. The Committee appreciates each homeowner's efforts to improve their respective property.

If the Request was approved, please read the notations below carefully. Upon completion of the improvement, each homeowner must submit the NOTICE OF COMPLETION form that was included in the initial distribution packet.

If the Request was not approved, homeowners have the right to appeal the decision in writing and scheduled to appear before the VdN Board of Directors at their regularly scheduled Board Meeting where a quorum of the Board is present to conduct business.

Notes

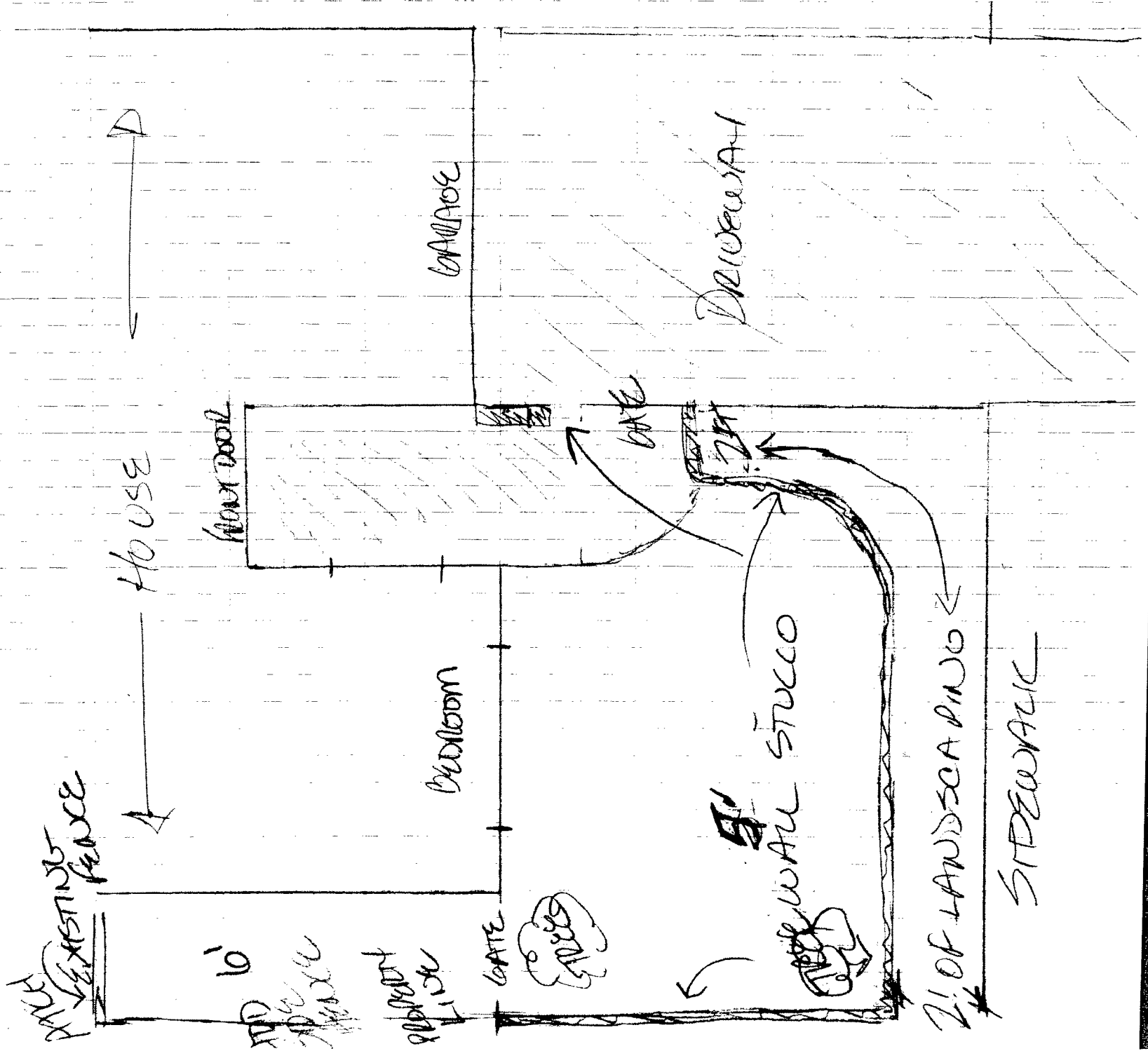
1. The construction must be completed in a way that does not unreasonably interfere with neighboring properties.
2. Applicant has responsibility for removal, in a timely manner, of any debris resulting from construction.
3. Construction must meet all zoning, building codes, and City & County laws. For further information regarding zoning, call [505] 924-3850. For information on building permits, call [505] 924-3963. Further, nothing herein contained shall be construed as a waiver or modification of any such code or law.
4. Where applicable, utility easements are to be marked before excavation is started. This service is provided free of charge by New Mexico One Call, and is required to provide for your safety. For location of underground communication, cable TV, electric, gas, water and sewers, call New Mexico One Call at 260-1990 or [800] 321-2537, no later than two full business days before the day you plan to dig. Please note there may be a fine if underground cables or conduits are severed.
5. Requested Improvements must be initiated within six months of the Committee's approval and complete within one year from date of approval. Projects not meeting this criteria must be re-submitted to the Committee.
6. Misrepresentation of any items in this request, either oral or written, or failure to complete the work as requested and approved may void any approval by the Tanoan Community East Homeowner Association Planning Committee.

Vista del Norte Planning Committee
P.O. Box 6270
Albuquerque, NM 87197

TOTAL P.001

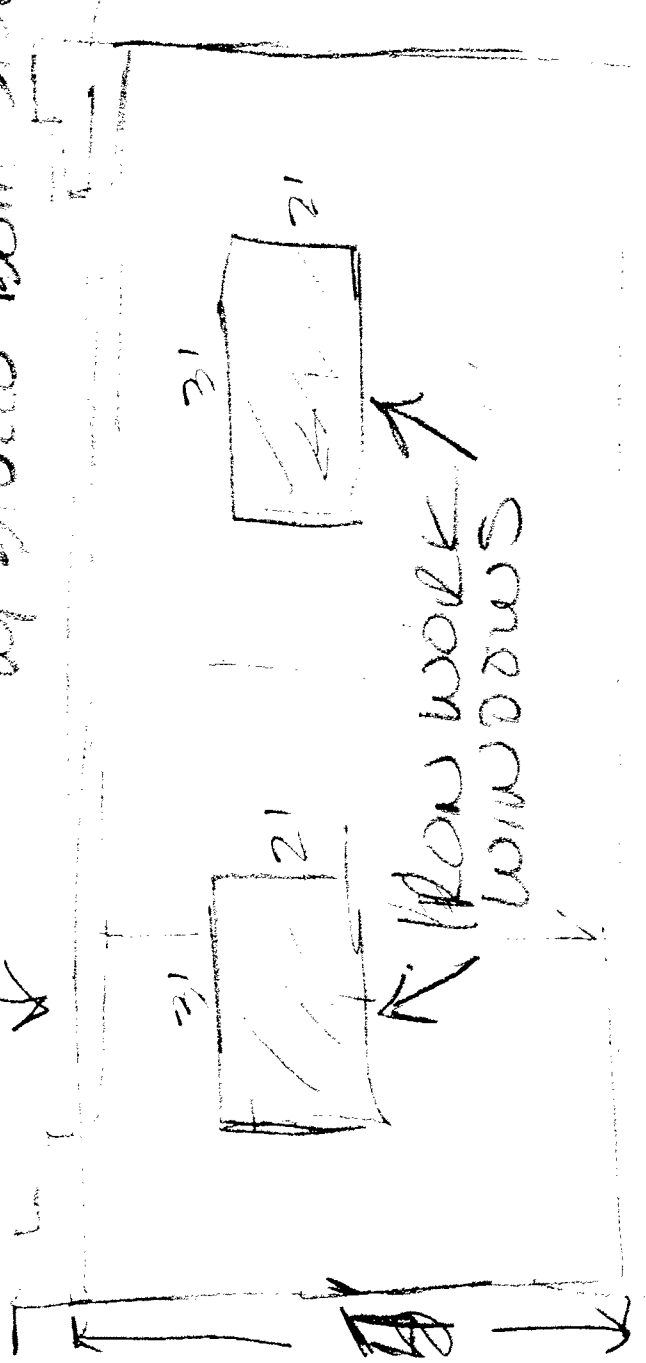
SWAN JOHNSON 553.8470
1009 CALLE GARZA NE 87113

1/2

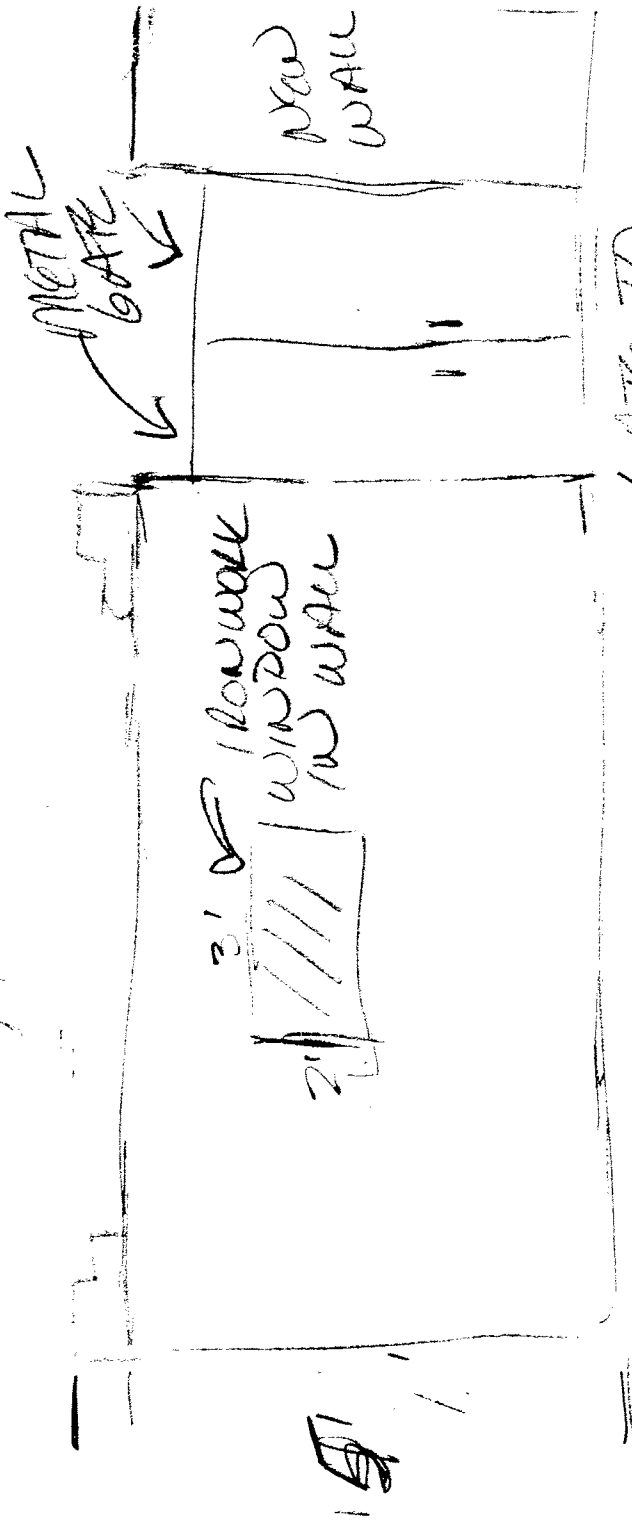


STREET SIDE OF FRONT 42

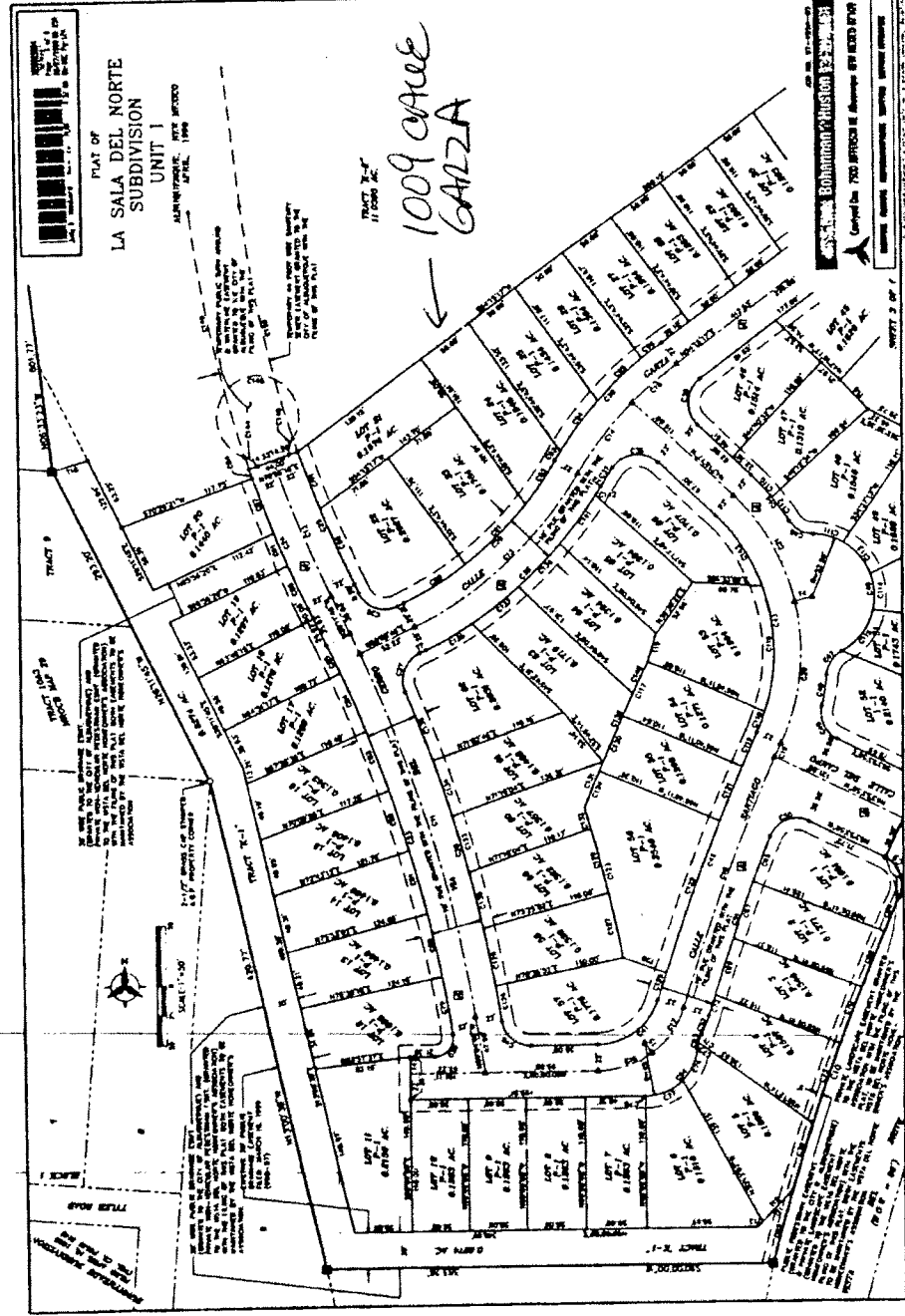
MATERIAL: BRICK WALL
w/ STUCCO BOTH SIDES



* WALL ALONG SIDE OF HOUSE 6' SIDE
STUCCO EXTERIOR



GATE TO
FRONT DOOR OF
HOUSE



PLAT OF LA SALA DEL NORTE SUBDIVISION UNIT I

ALBUQUERQUE, NEW MEXICO
APRIL, 1988

THIS PLAT IS SUBJECT TO THE CITY OF ALBUQUERQUE, NEW MEXICO, SUBDIVISION ACT, CHAPTER 71, AND TO THE CITY OF ALBUQUERQUE, NEW MEXICO, ORDINANCE NO. 10,000, AND TO ANY ORDINANCES, RESOLUTIONS, ORDERS, DECREES, STATUTES, LAWS, OR REGULATIONS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, THAT MAY APPLY TO THIS PLAT.

THE CITY OF ALBUQUERQUE, NEW MEXICO, HAS REVIEWED THIS PLAT AND FINDS THAT IT COMPLIES WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, SUBDIVISION ACT, CHAPTER 71, AND WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ORDINANCE NO. 10,000, AND WITH ANY ORDINANCES, RESOLUTIONS, ORDERS, DECREES, STATUTES, LAWS, OR REGULATIONS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, THAT MAY APPLY TO THIS PLAT.

SCALE: 1" = 50'

TRACT 2-4
17,000 AC.

1009 CALLE
GALZA

Barham & Huston Engineers
6700 West 7th Street, Suite 100
Albuquerque, NM 87121
Tel: 505-262-1111

- (7) Health care, including physicians, massage, therapy, etc. (but not nursing homes), as physically limited under home occupations.
- (8) Public library.
- (9) Public utility structure which is not permissive.
- (10) Recreational facility (non-profit), such as community center, swimming pool, tennis club.
- (11) Second kitchen within a house, provided:
 - (a) The kitchen is incidental to occupancy of the entire house in common by members of one family (as herein defined); that, in fact, there would not be two separate and distinct dwelling units, each exclusively occupied by some family members.
 - (b) If such use is approved, the Zoning Hearing Examiner shall record the terms of the action with the County Clerk, together with a signed acceptance of such terms by the owners. The terms of the city action shall run with the land.
- (12) Shade structure including a covered patio, a gazebo, a pergola, a ramada or similar roofed structure, either detached or attached, in the required rear yard setback area, provided:
 - (a) No part is within three feet of a property line.
 - (b) No building wall is ever built within the required setback area.
 - (c) No more than 50% of the required rear yard setback area is covered by a roof.
 - (d) The structure shall not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.
 - (e) A second floor deck is prohibited.
 - (f) The specific structure proposed is in harmony with the building site and with surrounding sites.
- (13) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year. Incidental signs may also be approved.
- (14) Walls, fences, and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line, and up to six feet high when ten or more feet from the property line, provided:
 - (a) It is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape, it is consistent with the requirements of Section § 14-16-3-19, and it is at least one of the following:
 1. At least 11 feet from the public sidewalk or planned public sidewalk location, or 14 feet

SITE



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

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-16-Z

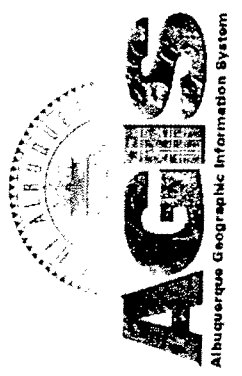
SECTOR PLANS

Selected Symbols

Escarpment	
Design Overlay Zones	
City Historic Zones	
H-1 Buffer Zone	
2 Mile-Airport Zone	
Airport Noise Contour	
Wall Overlay Zone	
Petroglyph Mon.	

Map amended through: 2/18/2007

0 750 1,500 Feet



ZONE GRID
No Features found.

OWNERSHIP

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD	COASDE.BERNCO.ParcelDec_2007.OWNCITY	CO/
1	101606229045410617	MATTHEWS TIMOTHY & BRANDY	1009 CALLE GARZA NE	ALBUQUERQUE	NM

ZONING

Rec	ZONING	DESCRIPTION
1	R-D	

ZONE GRID

Rec	ZONE ATLAS GRID
1	E16

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	1009	CALLE GARZA		NE	24-P1	0000	LA SALA DEL NORTE UNIT 1	ABQ35511

ZONE GRID
No Features found.

ZONE GRID
No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONSTATUS
1	ALAMEDA N VALLEY	R
2	VISTA DEL NORTE ALLIANCE	R
3	VISTA DEL NORTE INC	

ZONE GRID
No Features found.

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	O'MALLEY	2

ZIPCODES

Rec	ZIPCODE
1	87113

ZONE GRID
No Features found.