



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) Sherril Brooks TELEPHONE (INCLUDE AREA CODE) (H) 505-321-3173
Mailing Address (W) _____
CITY Albuquerque STATE NM ZIP CODE 87107 (C) _____

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

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 2717 MONK CT. NW ZIP CODE 87107
LOT(S) 22 TRACT(S) N/A BLOCK(S) 0
SUBDIVISION / ADDITION / MRGCD MAP NO. MONK ADDN
UNIFORM PROPERTY CODE 101-405-922-440-220-131

CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements.

Initial Here [Signature]

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.

Per Matthew Conrad
a new one not required from traffic coordinator
ACKNOWLEDGEMENT-

Initial Here [Signature]

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 Sherril Brooks DATE 9/12/08

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

PROJECT #: 1007476

APPLICATION #: 08ZHE 0356

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. 1416261462 REFERENCE SECTION NO. _____

(LEGAL AD) ACTION DESCRIPTION A CONDITIONAL USE TO ALLOW A WALL TO EXCEED 3FT.

IN HEIGHT WITHIN THE REQUIRED FRONT YARD SETBACK AREA FOR AN AREA EXISTING
5FT. HIGH WALL.

SECTOR DEVELOPMENT AREA: _____

ZONED: R-1 ZONE MAP PAGE: H-14 NO. OF SIGNS ISSUED: 1

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 2717 MONK CT. NW

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) JASON PERLOS

DATE 9/12/08

(APN) 441018 / 4971000 \$ 35.00

(CMP) 441032 / 3424000 \$ 10.00

(ZHE) 441006 / 3451000 \$ 100.00

FEE: \$ 145.00

ZONE GRID
No Features found.

OWNERSHIP

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BERNCO.ParcelDec_2007.OWNADD
1	101405922640220731	BROOKS SHERRI	2717 MONK CT NW

ZONING

Rec	ZONING	DESCRIPTION
1	R-1	

ZONE GRID

Rec	ZONE ATLAS GRID
1	H14

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	2717	MONK CT		NW	22	0000	MONK ADDN	ABQ89673

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONNAME	ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME
1	NEAR N VALLEY		R

ZONE GRID

No Features found.

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	O'MALLEY	2

ZIPCODES

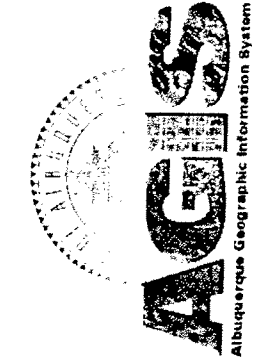
Rec	ZIPCODE
1	87107

ZONE GRID

No Features found.

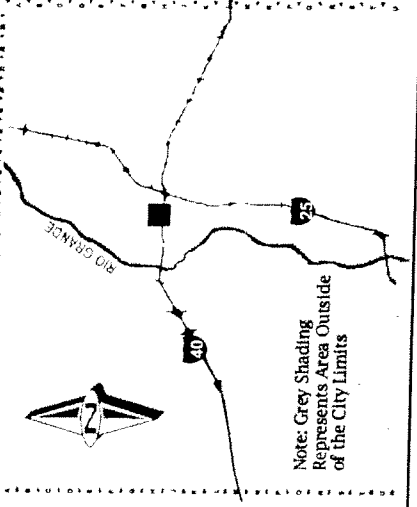


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 2/18/2007

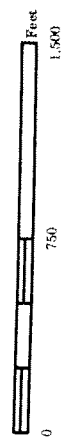


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

- SECTOR PLANS**
- Escarpment
 - Design Overlay Zones
 - City Historic Zones
 - H-1 Buffer Zone
 - Petroglyph Mon.
- 2 Mile Airport Zone**
-
- Airport Noise Corridor**
-
- Wall Overlay Zone**
-



- (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

Sherri Brooks
2717 Monk Court NW
Albuquerque, NM 87107

September 11, 2008

Office of the Zoning Hearing Examiner
600 2nd Street, NW Suite 300
Albuquerque, NM 87102

I am requesting a conditional use permit to allow a five foot wall in the front yard setback at 2717 Monk Court NW. The portion of the wall or fence which is more than three feet above the adjacent curb top will essentially be an open fence which permits good visibility through it.

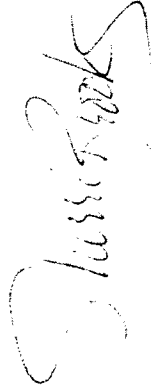
The conditional use, if approved, will not be injurious to the adjacent properties, the neighborhood, or the community. Also, it will not be significantly damaged by surrounding structures or activities.

Enclosed is a copy of the permit from the City of Albuquerque for a wall at 2717 Monk Ct NW, dated September 25, 2007. Most of the wall is permitted.

Enclosed is also a copy of the traffic coordinator's report that indicates that there is a clear sight triangle with the existing wall. After speaking to Matthew Conrad, he informed me that the traffic coordinator's letter that was submitted for the variance last year would suffice for this conditional use application.

The wall is attractive and in harmony with the similar wall on the Southern adjacent property and several other walls on Monk Court and in the surrounding neighborhood and community.

Thank you,



Sherri Brooks

neighbor's wall @ sidewalk is 5' tall

Sidewalk

street - cul-de-sac

Sidewalk

6'5" diam sidewalk tree

H2O meters 8' high 8ft long

gate

driveway

tree

5'6" wall

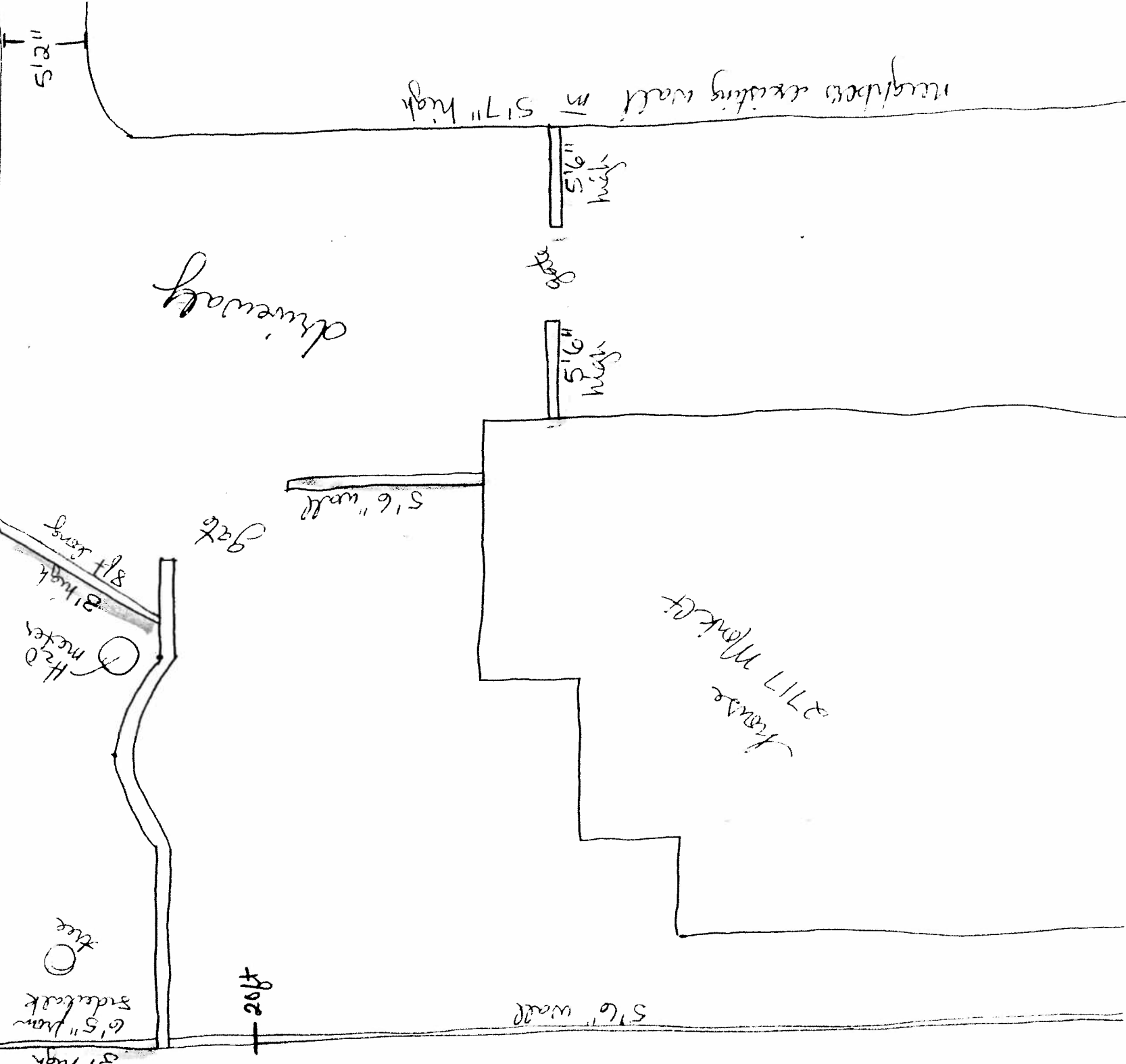
5'6" wall

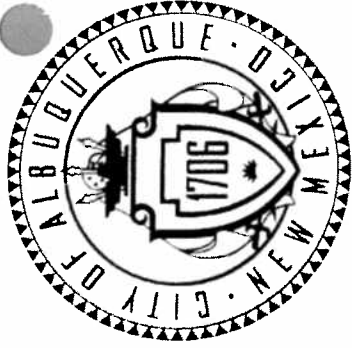
5'6" high

5'6" high

neighbor's existing wall is 5'7" high

house 2717 Montclair





City of Albuquerque
Traffic Engineering Division
P.O. Box 1293 ALBUQUERQUE, NEW MEXICO 87103

October 11, 2007

Ms. Sherri Brooks
2717 Monk NW
Albuquerque, NM 87107

Re: Clear Sight Requirement

Dear Ms. Brooks:

At your request, I have looked at the area where you built a wall to determine if it blocks any clear sight required for traffic safety.

We require that there be no obstruction to view between three and eight feet above the driveway level in the eleven-foot triangle areas shown in the diagram below.

After viewing the above-mentioned area, I found that there will be no obstruction within the clear sight triangle.

If there are any questions regarding this matter, we may be reached at 857-8685.

Sincerely,

Liz Wright
Traffic Analysis Supervisor
CASE #1578167

