



# 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

TELEPHONE (INCLUDE AREA CODE)  
SICARDO MONDRAGON (H) 505-259-1041  
PROFESSIONAL/AGENT NAME (FIRST/LAST)  
2508 MORRIS AVE (W) 505-259-1041  
MAILING ADDRESS  
Albany (C) \_\_\_\_\_  
CITY STATE ZIP CODE

OWNER NAME (FIRST, LAST-IF ANY)  
Michael P McMullan (H) 505-259-0172  
MAILING ADDRESS  
7109 Prospect AVE (W) 505-883-\_\_\_\_\_  
Albany (C) 505-856-6229  
CITY STATE ZIP CODE

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

STREET ADDRESS OF SPECIAL EXCEPTION  
8721 Washington St NE B-1A3 B-1N4 ZIP CODE 87113  
B1A4 TRACT(S) BLOCK(S)  
21. Ford Industrial Park  
SUBDIVISION / ADDITION / MRGCD MAP NO.  
101706424534530251  
UNIFORM PROPERTY CODE

### CRITERIA FOR DECISION-

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

### 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 AND FENCES IN THE FRONT AND STREET SIDE YARD SETBACKS. Initial Here RM  
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 Karl Mundy DATE 10-13-08

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

PROJECT #: 1007525 APPLICATION #: 08ZHE 803941

### 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. 14-16-2 20(B)(6) REFERENCE SECTION NO: Pg. 49 (4.)

(LEGAL AD) ACTION DESCRIPTION Requesting a conditional use to allow food vending under a tent in a SU-2 M-1 zone.

SECTOR DEVELOPMENT AREA: North Interstate 25 \*\*\*DUPLICATE\*\*\*

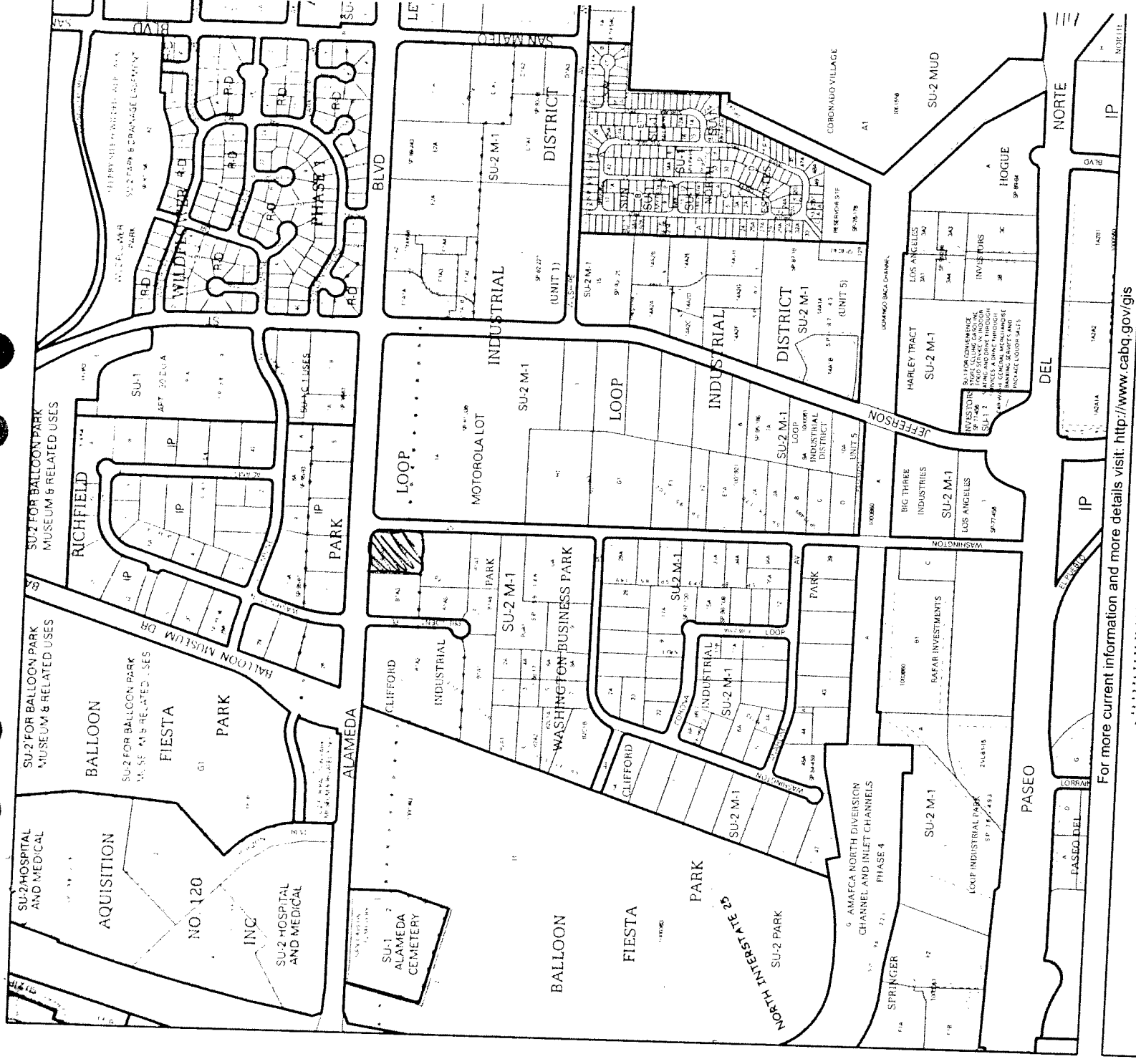
ZONED: SU-2 M-1 ZONE MAP PAGE: C-1 City of Albuquerque Division's ISSUED: 145-

8721 Washington St NE

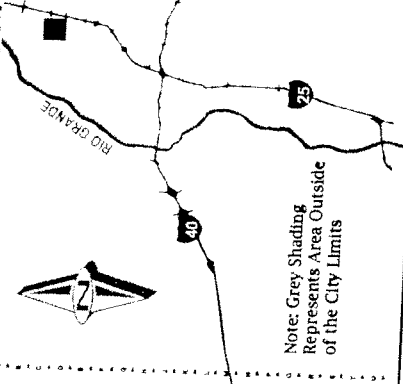
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 10/13/2008 11:28AM LOC: ANM/RS/5.00

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) Michael Anaya 10-13 RECEIPT# 00105154-00105154 USA# 007 PERMITH# 2008060341018 / 4971000 TSL# 1535.00

DATE OF PUBLIC HEARING 11-18-08 Trans Amt (CMP) 441032 / 3424000 \$25,0010.00 APN Fee \$10.00 Conflict ZHE 441006 / 3927000 \$100,000.00 ZHE Actions \$145.00 CK



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



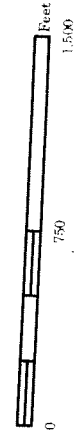
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-17-Z**



Map amended through: 9/6/2007

- Selected Symbols**
- SECTOR PLANS
  - Design Overlay Zones
  - City Historic Zones
  - H-1 Buffer Zone
  - Escarpment
  - 2 Mile Airport Zone
  - Airport Noise Contour
  - Wall Overlay Zone

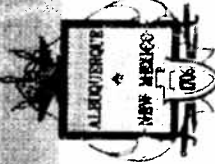


Conditional Use Request  
*Under A Tent*

Requesting a conditional use to allow food vending in a M-1 zone. This activity will not be injurious to the adjacent property, the neighborhood, or the community. The activity will not be significantly damaged by surrounding structures or activities.

# PLANET

SECTOR  
DEPARTMENT  
PLAN



City of Albuquerque  
Planning Department  
January 1998



a. Conditional uses include concrete or cement products manufacturing batching plant, processing of stone, gravel, sand, or dirt including mining stockpiling, and distribution but not on-site retailing.

b. Conditional uses should generally be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts public right-of-ways, or land not zoned SU-2/IP, IP, or SU-2/M-1.

c. Automotive sales and related service or repair is not a conditional use.

4. The SU-2/M-1 zone allowing uses permissive in the M-1 zone as regulated by the M-1 zone with the exception that all new industrial development zoned SU-2/M-1 shall require a landscaping plan incorporating the design standards contained in Section VI.

5. Conditional uses for retail and customer services shall total no more than 14 acres in all industrial use categories combined in the sector plan area.

6. Off-Premise signs are not allowed as permissive or conditional uses within 1,000 feet of Alameda Boulevard between I-25 and the North Diversion Channel for property zoned SU-2/IP, SU-2/IP-EP and SU-2/M-1.

#### F. Automotive Sales, Service and Repair:

The SU-2 Automotive Sales Service and Repair zone allowing only automotive sales service and repair as permissive uses, no conditional uses, otherwise as regulated by the IP zone with the following exceptions:

- a. Lot Size. No requirements, (but note setback requirements in Section VI).
- b. All site plans and landscaping plans shall incorporate the design standards contained in Section VII.

#### G. Hospital and Medical

SU-2 for Hospital and Medical zone allows hospitals medical office, and medical laboratories, and residential facility for medical treatment of humans. New development shall require a landscaping plan incorporating the design standards contained in Section VI.

#### H. Radio Studio, Office, Antenna:

SU-2 for Radio Studio Office, Antenna zone allows existing antenna and studio building which may be used as radio studio or any kind of office. Any additional construction, which shall be for the same uses, is allowed only after site plan approval by the

- (a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
- (b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and
- (c) fortified wines with a volume of alcohol of more than 13.5 percent.
- (6) Uses or activities in a tent, if the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the City Fire Marshal or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
- (7) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.
- (C) **Height.**
- (1) Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45° plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.
- (2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code, and, for sign height, as provided in the C-2 zone.
- (D) **Lot Size.** No requirements.
- (E) **Setback.** Setback shall be as provided in the O-1 zone.
- (F) **Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.
- (G) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.
- (H) **Large Retail Facility Regulations.** Any site containing a Large Retail Facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to special development regulations. The Large Retail Facility Regulations are provided in § 14-16-3-2 of the Zoning Code. The Large ('74 Code, § 7-14-25) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 74-1978; Am. Ord. 34-1981; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 2-1991; Am. Ord. 43-1991; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 11-2002; Am. Ord. 42-2004; Am. Ord. 04-2005; Am. Ord. 043-2005; Am. Ord. 23-2007)

**ZONE GRID**

No Features found.

**OWNERSHIP**

Rec	COASDE.BERNCO.ParcelDec_2007.UPC	COASDE.BERNCO.ParcelDec_2007.OWNER	COASDE.BER
1	101706424534530251	FAIR PLAZA ASSOCIATES	7107 PROSPE

**ZONING**

Rec	ZONING	DESCRIPTION
1	SU-2	M-1

**ZONE GRID**

Rec	ZONE ATLAS GRID
1	C17

**PARCELS**

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION
1	8721	WASHINGTON ST	NE		B1A4	0000	CLIFFORD INDUSTRIAL PARK

**CENTERS**

Rec	CENTER	TYPE	STATUS
1	NORTH I-25	MAJOR	EXISTING

**DESIGN OVERLAY ZONES**

Rec	DOZ NAME
1	ALAMEDA BLVD

**NEIGHBORHOODS**

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHC
1	ALAMEDA N VALLEY	R

**SECTOR PLANS**

Rec	SECTOR PLAN NAME
1	NORTH INTERSTATE 25

**COUNCIL**

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	O'MALLEY	2

**ZIPCODES**

Rec	ZIPCODE
1	87113

**ZONE GRID**

No Features found.