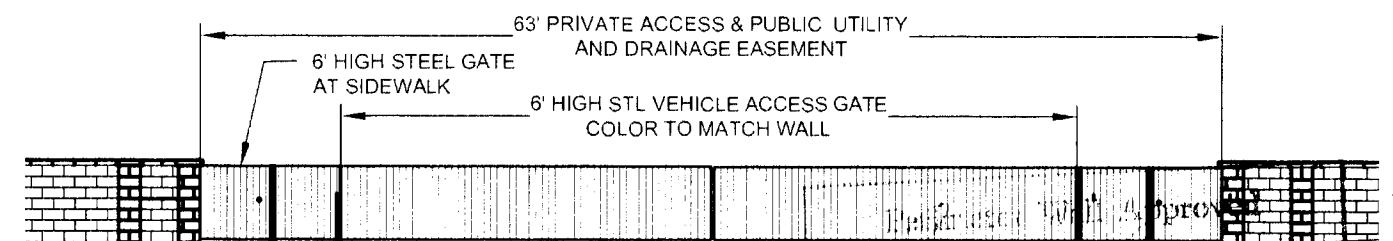


PERIMETER WALL DETAIL

NTS



ENTRY GATE DETAIL

NTS

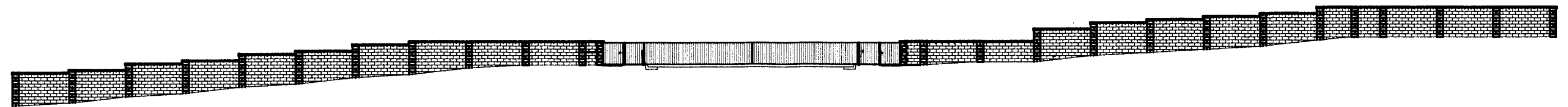
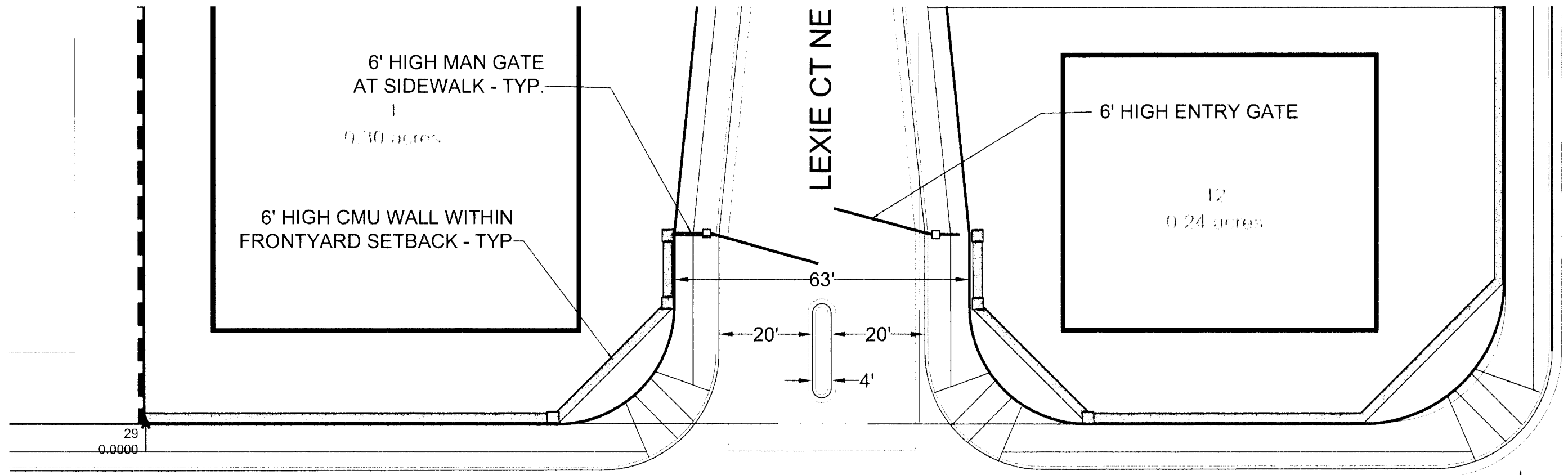
BARON'S RUN SUBDIVISION
PERIMETER WALL
PLAN AND DETAIL

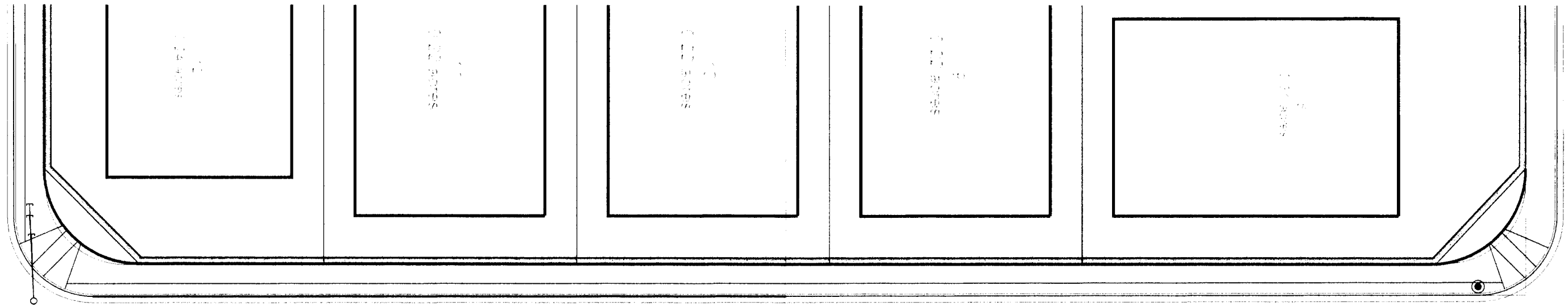
AUGUST 2006

1 OF 4

PROJECT No 1004456
ZAP B19

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-8088 Fax: 505-888-8188





BARSTOW STREET NE

70' R/W

NOT TO SCALE



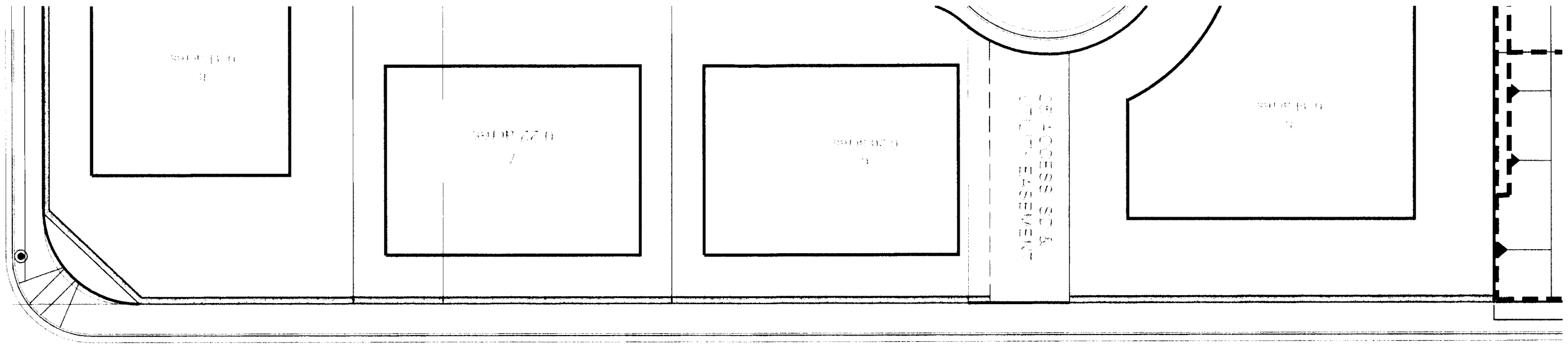
PLAN

NTS



PROFILE

NTS



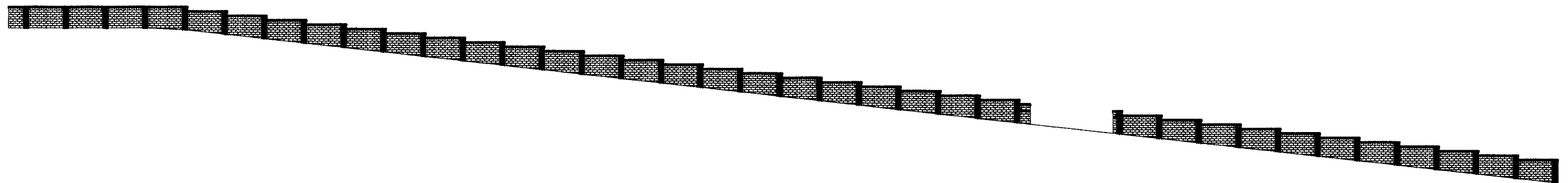
FLORENCE AVENUE NE

60' R/W

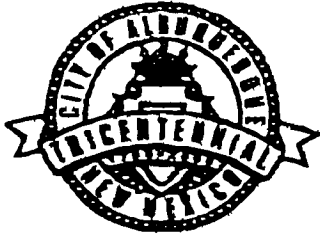
PLAN
NTS



NOT TO SCALE



PROFILE
NTS



Post-It® Fax Note	7671	Date	5/10/06	Pages	4
To	Dennis Lorenz	From	Don Gao		
Co./Dept.		Co.			
Printing #		Phone #	884-8493		
Fax #	888-6198	Fax #			

OL - ...
NOTIFICATION OF DECISION

BARON'S RUN LLC request(s) a special exception to Section 14.16.3.3.(A).(4).(a).
 1. Reference Section 14.16.2.14.: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 3 foot high wall in the front yard setback area on all or a portion of Lot(s) 17 & 18, Block(s) 11, Tract(s) 1, North Albuquerque Acres, Unit 3, zoned R-D and located at 8200 LEXIE LANE NE (8-19)

Special Exception No:.....06ZHE - 00192
 Project No:.....1004730
 Hearing Date:.....04-18-06
 Closing of Public Record:.....04-18-06
 Date of Decision:.....05-02-06

STATEMENT OF FACTS: The applicant requests a variance of three feet to the three foot wall height allowance for a six foot high wall in the front yard set back area. This request affects lots 1, P-1 through 12, P-1, entrance to the subdivision. The agent indicated this will be a gated community; the street will be private, the entry will be on Barstow and Glendale front. This will be a block wall split level on each side of the wall will be forty feet with limited width. The yellow signs were posted. There was no opposition to this request. Comments from the Traffic Engineer indicate that there will not be any clear sight problem.

FINDINGS AND CONCLUSIONS: This is a new development and there are sufficient exceptional lot conditions due to grade and slope conditions that warrant approval. Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2 Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing Zoning Regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m. in the manner described below:

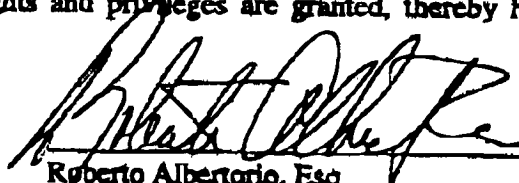
Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Baron's Run LLC, PO Box 30801, 87190
Brasher & Lorenz, Inc., 2201 San Pedro NE, Bldg 1, Ste 1200, 87110
North Albuquerque Acres Neighborhood Association, 11300 Oakland NE, 87122