

ZA-84-86

# OFFICIAL NOTICE

## DECISION ON A REQUESTED SPECIAL EXCEPTION

As provided by the Comprehensive City Zoning Code,  
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, NM, 1974

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P. O. Box 1293, Albuquerque, NM 87103

Don Dean requests a conditional use to allow construction of storage units and a manager's dwelling unit on the north 225 feet of Block 61, Tijeras Place Addition, zoned C-2 and located on Highland Avenue, S.E. between Palomas Drive and Alvarado Drive, S.E. (K-18)

Decision No.: ZA-84-86  
Hearing Date: 3/21/84  
Decision Date: 4/05/84

**FINDINGS:** This premises is located in an area designated as an urban center. Urban centers are defined as concentrations of activities and/or densities. The requested conditional use is generally considered as not being compatible with either retail or residential uses in terms of the type of construction or general use patterns. Ordinarily warehouse and storage uses are found in concentrations of heavy commercial (warehousing and distribution activities) or light industrial use and not in areas where the emphasis is on intense land use such as retail/commercial or high density residential. This use would not be consistent with the overall aims of the Comprehensive Plan as related to an urban center and, therefore, would be injurious to the adjacent property, the neighborhood and the community.

**DECISION:** The requested conditional use is denied.

If you wish to appeal this decision, you may do so by

4/20/84

in the manner described below.

Appeal is to the Planning Commission within 15 days of the decision.

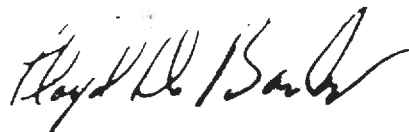
A filing fee of \$40 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Planning Commission within 60 days of its filing. The Municipal Development Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

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 conditions imposed at the time of approval have been met. However, the Zoning Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval, the applicant agrees in writing to return related building permits if an appeal is duly filed.

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 when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



Zoning Hearing Examiner

cc: Don Dean, 10300 Constitution, NE, Suite B; 87112  
Jim Miller, 2519 Richmond Drive, NE; 87107  
Geneva Baca, 412 Alvarado, SE, Manager's Office; 87108  
Paul Fisher, 412 Alvarado, SE, Apt. 116W; 87108

NOTICE OF PUBLIC HEARING  
ZONING HEARING EXAMINER -- CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, City of Albuquerque will hold a public hearing in the City Council Chambers, First Floor, City Hall, 400 Marquette, N.W. on Wednesday, March 21, 1984, beginning at 8:30 a.m., for the purpose of considering the following:

- ZA-81-70-2     Wood Brothers Homes request an extension of a conditional use for a temporary real estate office and an incidental sign in connection with La Vista Grande Subdivision Phase I on Lot 3, Block 2, La Vista Grande Subdivision, zoned R-1 and located at 5310 Vista Bonita, N.E. (F-22)
  
- ZA-84-60     L. A. Weiland requests a conditional use for a dwelling unit on Lot 9, Block 7, Saraton Heights Addition, zoned C-2 and located at 921 Cardenas Drive, N.E. (K-18)
  
- ZA-84-61     Ming Jen Liu requests a conditional use for an outside storage area on a portion of Tract A, Block 20, Bellhaven Addition, zoned C-2 and located at 8518 Indian School Road, N.E. (J-20)
  
- ZA-84-62     Perry S. Key requests expansion of a building non-conforming as to use on Lot 6, Block 41, University Heights Addition, zoned C-2 and located at 122 Bryn Mawr Drive, S.E. (K-16)
  
- ZA-84-64     Vista Nueva Group & Andrade Homes request a 6 foot variance to the height requirements for walls and fences in the rear yard to allow construction of a retaining wall and garden wall combination located on the rear lot line of Lots 1 through 16, Tract B, Vista Nueva Subdivision, zoned R-T and located between Paseo del Oso and Manitoba Court, N.E. (F-22)
  
- ZA-84-65     Ruby Foster requests variances to the side yard setback requirement and the parking space requirement to allow construction of an addition to an apartment building on the south 26 feet of Lot 26, Block 37, The Eastern Addition, zoned R-3 and located at 1423 Edith Blvd., S.E. (L-14)
  
- ZA-84-66     Candlelight Homes of New Mexico request a conditional use for a temporary real estate office and incidental sign in connection with El Rancho Atrisco Subdivision, on Lot 1, Unit 9, El Rancho Atrisco Subdivision, zoned R-D and located at 7408 Prenda de Plata, N.W.. (E-10)
  
- ZA-84-67     Dollar Inn requests variances from the height and area requirements of the sign regulations to allow retention of a sign on Tracts A & B, Netherwood Park, zoned C-3 and located at 2120 Menaul Blvd., N.E. (H-16)
  
- ZA-84-68     R. E. Rowen requests a 10 foot variance to the front yard setback requirement on the south one half of Tract A, Replat of Lots 8, 9 and 10, Block 4, Brentwood Hills Subdivision, zoned R-1 and located at 12527 Towner Avenue, N.E. (H-22)

- ZA-84-69 B. K. Myers requests a conditional use to allow construction of a carport in the side yard setback area on Lot 11, Block 20, Holiday Park Unit 7, zoned R-1 and located at 3429 Yosemite Drive, N.E. (G-22)
- ZA-84-70 American Quality Craft Homes request a conditional use for a temporary real estate office and incidental sign in connection with La Vista Grande Subdivision, on Lot 4, Block 9, La Vista Grande Subdivision, zoned R-D and located at 5600 Chelwood Park Blvd., N.E. (F-22)
- ZA-84-71 Robert F. Jones requests a 2 foot variance to allow construction of a garage to extend within 3 feet of the east lot line of Lot 34, Block 65, Bel-Air Subdivision, zoned R-1 and located at 5010 Camanche Road, N.E. (G-17)
- ZA-84-72 Presley Company of New Mexico requests a 10 foot variance to the side yard setback requirement to allow a residence to come within 10 feet of the northerly lot line on Lot 129, Prospector's Ridge, zoned R-D and located at 5731 Klondike Street, N.E. (E-22)
- ZA-84-73 Presley Company of New Mexico requests a 10 foot variance to the side yard setback requirement to allow a residence to come within 10 feet of the easterly lot line on Lot 186, Prospector's Ridge, zoned R-D and located at 11408 49'ers Street, N.E. (E-22)
- ZA-84-74 Byron Nesbit requests a conditional use for a light duty printing service on Lot 16, Block 1, Mile Hi Court Addition, zoned C-1 and located at 1611 San Pedro Drive, N.E. (J-18)
- ZA-84-75 Heritage Homes, Inc. request a conditional use for a temporary real estate office and incidental sign in connection with Taylor Ranch Subdivision, on Lot 69, The High Range at Taylor Ranch, zoned R-1 and located at 7309 Painted Pony Trail, N.W. (D-11)
- ZA-84-76 Heritage Homes, Inc. request a conditional use for a temporary real estate office and incidental sign in connection with Oso Grande Subdivision, Unit 4, located on Lot 3, Block 9, zoned SU-1 for planned residential development and located at 10208 Oso Redondo, N.E. (F-21)
- ZA-84-77 Margaret P. Barnhouse requests a conditional use for a day care center on Lots 32 and 33, Block 44, Snow Heights Addition, zoned R-3 and located at 10015 Menaul Blvd., N.E. (H-21)
- ZA-84-78 Roger P. Robertson requests a conditional use to allow a detached garage to be converted to a dwelling unit on Lot 13, Block 5, University Heights Addition, zoned SU-2/DR and located at 423 Cornell Drive, S.E. (K-16)
- ZA-84-79 Judy Cook requests a conditional use to allow construction of accessory living quarters on Lot 20, Block 14, Bel-Air Addition, zoned R-1 and located at 2746 Monroe, N.E. (H-17)

- ZA-84-80 City of Albuquerque Office of Senior Affairs request a conditional use for a community center on Lots 2, 3, 4 and 19, of the West 80 of the 160 Association, zoned R-1 and located on Pitt Street and Gutierrez Road, N.E., between Eubank Blvd. and Morris Street, N.E. (F-21)
- ZA-84-82 Casa Alegre, Inc., requests a 10 foot variance to the side yard setback requirement to allow a residence to come within 10 feet of the easterly lot line of Lot 1, Block 1A of the Replat of Blocks 1 and 2, Brentwood Park Subdivision, zoned R-1 and located at 11808 Apache Avenue, N.E. (H-22)
- ZA-84-83 Larry L. Boss requests a conditional use to allow construction of a 6 foot high wall in the front yard on Lot 14, Block 7, Loma Vista Addition, zoned R-1 and located at 3013 Marble Ave., N.E. (J-16)
- ZA-84-84 Rainbow Place Learning & Healing Center request a variance from the sign size regulations to allow retention of a sign painted on the facade of a building on Lots 1 and 2, Block 66, North Carlisle Addition, zoned C-1 and located at 3601 San Mateo Blvd., N.E. (E-17)
- ZA-84-85 Sabalo Brownstone, Albuquerque requests a conditional use to allow construction of an apartment complex on Tract A, Unit 2, Loma del Norte Addition, zoned C-1 and located at the northeast corner of the intersection of San Antonio Drive, N.E. and Louisiana Blvd., N.E. (D-19)
- ~~Don Dean~~ Don Dean requests a conditional use to allow construction of storage units and a manager's dwelling unit on the north 225 feet of Block 61, Tijeras Place Addition, zoned C-2 and located on Highland Avenue, S.E. between Palomas Drive and Alvarado Drive, S.E. (K-18)
- ZA-84-87 Daniel Graney requests a 1.6 foot variance to allow construction of an attached garage to extend within 3.4 feet of the north lot line of Lot 12, Block 48, Bel-Air Subdivision, zoned R-1 and located at 2808 Aliso Drive, N.E. (H-17)
- ZA-84-89 John Battaglia requests a 7.5 foot rear yard variance to allow construction of a single-family residence to extend within 7.5 feet of the rear lot line of Lot 12, Eagles Nest Addition, zoned R-1 and located on El Aguila Place, N.W. between Vista Grande Drive and the Rio Grande. (H-11)
- ZA-84-90 Steve Archuleta requests a 3 foot height variance to allow construction of a wall in the front yard of Lot 128, Tohatchi Addition, zoned R-1 and located at 2427 Mountain Road, N.W. (J-12)

Details of these applications may be examined at the Planning Division of the Municipal Development Department, Room 601, City Hall, Fourth Street and Marquette Avenue, N.W., between 8:00 a.m. and 5:00 p.m., Monday through Friday.

*Lloyd D. Barlow*  
Lloyd D. Barlow  
Zoning Hearing Examiner

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL ON MARCH 6, 1984.

# PROPERTY OWNERSHIP LIST

ALBUQUERQUE/BERNALILLO COUNTY  
PLANNING DEPARTMENT

Meeting Date: MARCH 21, 1984  
Index Map: K-18  
Notification Radius: 100 Feet  
Cross Reference: \_\_\_\_\_

ZA- <u>84-86</u>	Z- _____
AX- _____	V- _____
CZ- _____	CSU- _____
	S- _____

Legal Description and Location: BLK 61, Tijeras Place,  
Highland on North, Palomas on west + Alvarado  
on East.

Request: \_\_\_\_\_

Applicant: V DON DEAN Phone: \_\_\_\_\_  
Address: 10300 Constitution NE Suite-B 87112  
Agent: Jim Miller Phone: 884-1255  
Address: 2519 Richmond Dr. NE 87107

Copy of Legal Ad to be sent  
to Applicant and Agent by:

Certified Mail  
No. \_\_\_\_\_  
Applicant

Certified Mail  
No. \_\_\_\_\_  
Agent

## SPECIAL INSTRUCTIONS

X Fair West Assoc.

Notices must be mailed from  
the City 11 Days prior to  
the meeting

Date Mailed: 3-8-84  
Signature: Linda

The Following  
Prepared By:

Property Description:  
Ownership Search:

Initial Date

LC 3/2/84

CASE NO: 28-84-86 DATE 3-2-84

LEGAL LIST

PAGE 1

COUNTED MAIL

LOT TRACT	BLOCK	NEAPPROXIMATE MAP NUMBER	GRID LOCATION	PARCEL SEQUENCE	NAME	ADDRESS
		104057	099063	30108	✓	
		122056	31103	✓		
		124064	06	Dup		
		126072	31107	Dup		
		119075	08	Dup		
		119070	09	Dup		
		119065	10	Dup		
		149033	31201	✓		
		153065	05	✓		
		153070	31206	✓		
		153075	07	✓		
		144065	09	✓		
		107091	31536	✓		
		129091	37	✓		
		149101	31908	Dup		



# APPLICATION FOR SPECIAL EXCEPTION

## INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.

## APPLICATION FOR:

☒ CONDITIONAL USE

☐ EXPANSION OF BUILDING  
NONCONFORMING AS TO USE

## VARIANCE

Height \_\_\_\_\_ Side Yard \_\_\_\_\_  
Area \_\_\_\_\_ Rear Yard \_\_\_\_\_  
Front Yard \_\_\_\_\_ Other \_\_\_\_\_

## 1. APPLICANT INFORMATION

a. Applicant: Don Dean Telephone: \_\_\_\_\_  
Mailing Address: 10300 Constitution NE Suite B  
Albuquerque, NM Zip Code: 87112  
Applicant's Proprietary Interest in the Property: OWNER  
b. Agent (if any): Jim Miller Telephone: 884-1255  
Mailing Address: 2319 Richmond Dr NE  
Albuquerque, NM Zip Code: 87107  
c. Signature of applicant/agent: James Miller Date: 2/29/84

## 2. LOCATION OF REQUEST

a. Street Address (if any): \_\_\_\_\_  
b. Legal Description of the Property:  
(1) Lot(s)/Tract(s): \_\_\_\_\_  
(2) Block: North 225' of Blk 61  
(3) Subdivision-Addition Name/PRCD No: Tijeras Plaza  
c. Location of Property by Streets: Highland on the North  
Palomas on the West & Alvarado on the S.  
d. Uniform Property Codes: 1

## 3. PROJECT DETAILS

a. Zoning: C-2  
b. Number of Dwelling Units Existing: 4 Proposed: 1  
c. Present Use of the Property: not developed

## 4. REASON FOR REQUEST (Why do you want this special exception (in terms of your own plans)?

Conditional Fee use - storage units & managers dwelling unit

5. IF THIS IS A VARIANCE state the exceptional physical condition which justified the request (i.e., slope, irregularly shaped lot, etc.).

6. ATTACH SKETCH OF REQUEST. Please attach a separate page to answer this question.

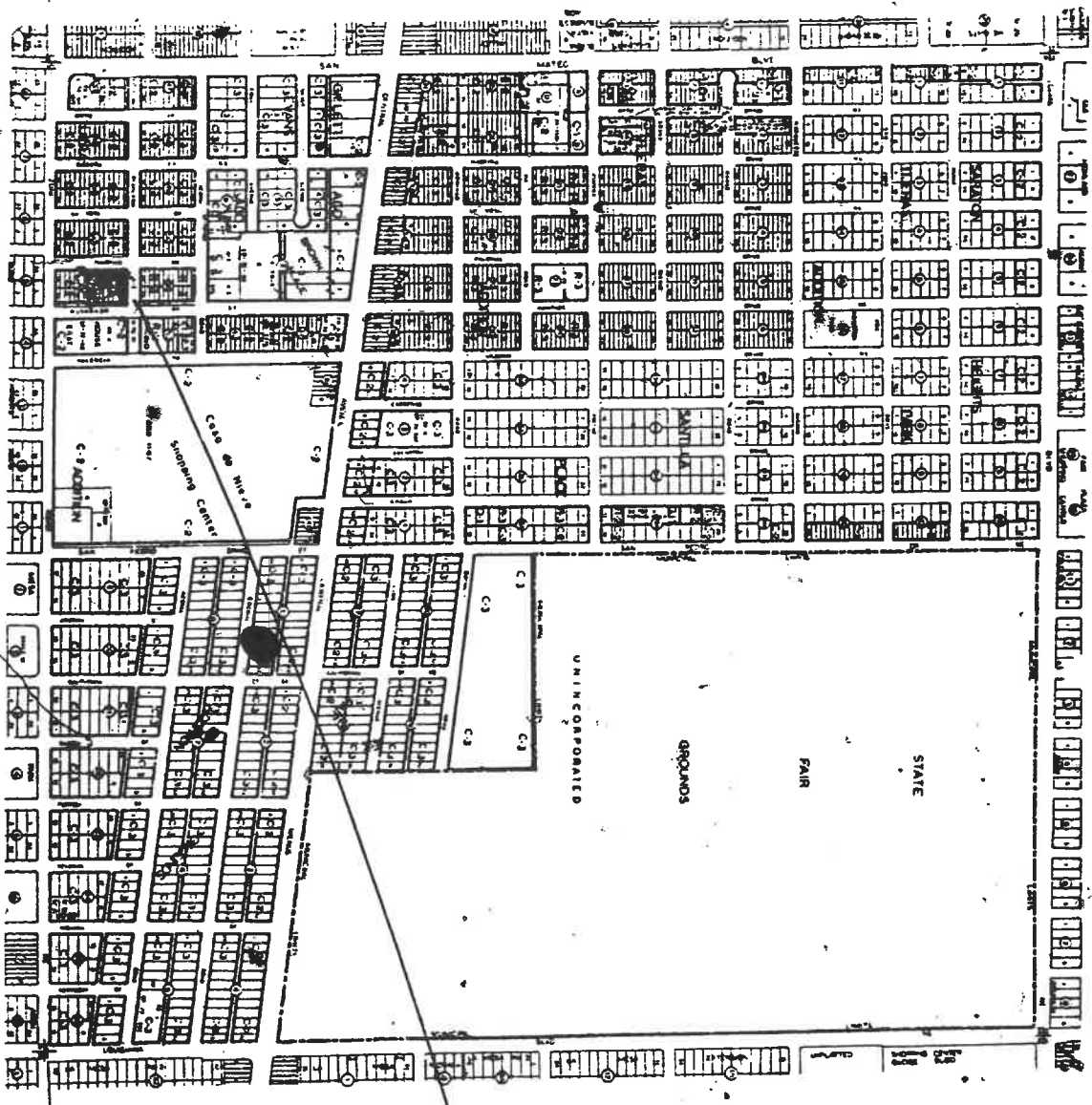
## PLANNING DIVISION INTERNAL USE ONLY

Cross-references: \_\_\_\_\_ No. Signs Issued: \_\_\_\_\_  
Application and Fee Received by: Don Pava Date: Feb 29, 1984  
Fee Paid: Dollars \$ 40.00 Method of Payment: CK - 4627 Credit: \_\_\_\_\_  
TREASURER VALIDATION

Distribution: Secretary-Orig./Case File  
Applicant/Agent  
Treasurer

Rev. 3/83

W.C. K-18  
HEARING DATE: MAR. 21, 1984  
TA 84-06



ZA-84-80

N. 225'

OF Bk. 61

Tyler's Place  
Addn.



K-18-7

101805712607231107 LEGAL: 051 WEST 80 FT OF LOTS 13 THRU 16 TIJERAS PLA LAND USE: 9200  
PROPERTY ADDR: 00000 ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

101805711907031105 LEGAL: 001 051 TIJERAS PLACE L1 & L2 LAND USE: 9200  
PROPERTY ADDR: 00000 PALOMAS DR SE ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

101805711907031105 LEGAL: 003 051 TIJERAS PLACE L3 & L4 LAND USE: 9200  
PROPERTY ADDR: 00000 PALOMAS DR SE ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

101805711906531110 LEGAL: 005 051 TIJERAS PLACE L5 & L6 LAND USE: 9200  
PROPERTY ADDR: 00000 PALOMAS DR SE ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

10180571490333120E LEGAL: TRACT A ENCINO HOUSE EAST BEING A REPLAT LAND USE:  
PROPERTY ADDR: 00412 ALVARADO SE ALBUQUERQUE NM 87108  
OWNER NAME: ENCINO HOUSE EAST  
OWNER ADDR: 00412 ALVARADO SE ALBUQUERQUE NM 87108

101805715306531205 LEGAL: 017 052 TIJERAS PLACE L17 & L18 LAND USE: 1111  
PROPERTY ADDR: 00309 VALENCIA DR SE ALBUQUERQUE NM 87196  
OWNER NAME: MART JASON & PATRICIA  
OWNER ADDR: 00000 P O BOX 4565 ALBUQUERQUE NM 87196

101805715307031206 LEGAL: 015 052 TIJERAS PLACE L15 & L16 LAND USE: 9231  
PROPERTY ADDR: 00301 VALENCIA DR SE ALBUQUERQUE NM 87110  
OWNER NAME: CRAIN ROBERT ETUX ETAL  
OWNER ADDR: 02910 VIRGINIA NE ALBUQUERQUE NM 87110

101805715307531207 LEGAL: 013 052 TIJERAS PLACE L13 & L14 LAND USE: 9231  
PROPERTY ADDR: 00301 VALENCIA DR SE ALBUQUERQUE NM 87104  
OWNER NAME: HANNA ROBERT ETAL  
OWNER ADDR: 00310 RIO GRANDE SW ALBUQUERQUE NM 87104

101805714406531209 LEGAL: LOTS 1 THRU 7 BLK 52 TIJERAS PLACE ADD LAND USE: 9200  
PROPERTY ADDR: 00300 ALVARADO SE ALBUQUERQUE NM 87112  
OWNER NAME: SNYDER GARNET  
OWNER ADDR: 03740 EUBANK NE ALBUQUERQUE NM 87112

101805710709131536 LEGAL: A-1 DIVISION OF LANDS OF REDEEMER LUTHERAN CH LAND USE:  
PROPERTY ADDR: 05621 ACOMA RD SE ALBUQUERQUE NM 87108  
OWNER NAME: HORN RONALD F ETUX ETAL  
OWNER ADDR: 00123 MADEIRA DR SE ALBUQUERQUE NM 87108

101805712509131537 LEGAL: A-2 DIVISION OF LANDS OF REDEEMER LUTHERAN CH LAND USE:  
PROPERTY ADDR: 00000 ACOMA RD SE ALBUQUERQUE NM 87108  
OWNER NAME: REDEEMER LUTHERAN CHURCH  
OWNER ADDR: 00210 ALVARADO DR SE ALBUQUERQUE NM 87108

101805709906330106 LEGAL: 50 LOTS 1 THRU 24 BLK 50 TIJERAS PLACE ADD LAND USE:  
PROPERTY ADDR: 00000 ALBUQUERQUE NM 87108  
OWNER NAME: HIGHLAND BAPTIST CHURCH  
OWNER ADDR: 00000 PO BOX 5254 STA C ALBUQUERQUE NM 87108

2A-84 86

101805712205531102 LEGAL: LOTS 7 THRU 12 & WEST 80 FT OF LOTS 19 THRU LAND USE:  
PROPERTY ADDR: 00303 ALVARADO SE ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

101805712606431106 LEGAL: 051 WEST 80 FT OF LOTS 17 & 16 TIJERAS PLACE LAND USE: 9200  
PROPERTY ADDR: 00000 ALBUQUERQUE NM 87125  
OWNER NAME: CONSUELO Y ANNA ASSOCIATES  
OWNER ADDR: 00000 PO BOX 25146 ALBUQUERQUE NM 87125

1018057110131402 LEGAL: 001 042 TIJERAS PLACE L1 & L2 & 51/200CHITI LAND USE: 7311  
PROPERTY ADDR: 00000 VALENCIA DR SE ALBUQUERQUE NM 87108  
OWNER NAME: REDEEMER LUTHERAN CHURCH  
OWNER ADDR: 00210 ALVARADO SE ALBUQUERQUE NM 87108

# APPLICATION FOR SPECIAL EXCEPTION

## INSTRUCTIONS

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☐ VARIANCE

☐ EXPANSION OF BUILDING  
NONCONFORMING AS TO USE

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Area \_\_\_\_\_ Rear Yard \_\_\_\_\_  
Front Yard \_\_\_\_\_ Other \_\_\_\_\_

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Mailing Address: 10300 Constitution NE Suite D  
Albuquerque, N.M. Zip Code: 87112  
Applicant's Proprietary Interest in the Property: OWNER  
b. Agent (if any): Jim Miller Telephone: 884-255  
Mailing Address: 2819 Richmond Dr NE  
Albuquerque, N.M. Code: 8710  
c. Signature of applicant/agent: James Miller 2/25/84

## 2. LOCATION OF REQUEST

a. Street Address (if any): \_\_\_\_\_  
b. Legal Description of the Property:  
(1) Lot(s)/Tract(s): \_\_\_\_\_  
(2) Block: North 225' of Blk 61  
(3) Subdivision-Addition Name/MRGC Map: Tijeras Place  
c. Location of Property by Streets: Highland on the North  
Palomas on the West & Alvarado on the East  
d. Uniform Property Code: \_\_\_\_\_

## 3. PROJECT DETAILS

a. Zoning: C-2  
b. Number of Dwelling Units Existing: 4000 Proposed: 1  
c. Present Use of the Property: not developed

## 4. REASON FOR REQUEST Why do you want this special exception (in terms of your own plans)?

Conditional use for use of storage units & managers dwelling unit.  
Please attach a separate page to answer this question.

## 5. IF THIS IS A VARIANCE state the exceptional physical condition which justified the request (i.e., slope, irregularly shaped lot, etc.).

## 6. ATTACH SKETCH OF REQUEST

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: \_\_\_\_\_ No. Signs Issued: \_\_\_\_\_  
Application and Fee Received by: Don Dean Date: FEB 27, 1984  
Fee Paid: Dollars \$ 40.00 Method of: CK - 4627 CREDIT  
TREASURER VALIDATION \_\_\_\_\_

Distribution: Secretary-Orig./Case File  
Applicant/Agent  
Treasurer

Rev. 3/83

MAP NO. K-18  
HEARING DATE: MAR. 21, 1984  
Z.A.: 84-06

P E T I T I O N

The Honorable Zoning Commission  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

With reference to Agenda Item ZA-84-86 for the meeting to be held on March 21st. we respectfully request that no permission be granted to allow for the construction of storage sheds on the property at Zuni, and Alvarado SE. This petition is signed by people living at Encino House East. There are 180 people living in this building whose ages run from 60 to 95 years. We, almost without exception, shop at the shopping center located at Zuni and San Mateo, SE. and to reach that area it is necessary to use the sidewalks bordering the above-referenced property. Many residents of Encino House East are physically handicapped, some in wheelchairs, some using walkers to get back and forth to the shopping center.

Construction of storage sheds would necessitate numerous curb cuts to provide access to and from the sheds. Pedestrians in Albuquerque are conscious of the blatant discourtesy of delivery trucks and we older people are particularly distressed by the possibility of being threatened by these new hazards. Another matter that has been brought to our attention is that in many of these storage shed properties a watchman lives on the property and it is customary for him to keep watch dogs. The added threat of a loose, trained, vicious watch dog is frightening to us.

We trust that no action will be taken by you to allow construction of such a facility on this property.

Louise Brown

Sam Lagermann

Eugene W. Gage

Kathy Wilson

Robert Gibson

L. L. Taylor

Lula Salazar

Maryanne Barrera

Stephen J. Kapash

Joanna L. Lopez

Lucy E. Robinson

Donald L. Linder

William J. Linder

William J. Linder

Florence Newell

James L. Shaw

Pat Shultz

Dorothy Shultz

Beryl Christ

Edith Miller

P E T I T I O N

The Honorable Zoning Commission  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

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136	<u>Alison Barton</u>	<u>Ann Pearce</u>
137	<u>Alma Fjelsath</u>	<u>Alvan Chipton</u>
138	<u>Sarah M. Patten</u>	<u>Lillian Halley</u>
139	<u>Ann M. White</u>	<u>Robert Cook</u>
140	<u>Henry J. Alderman</u>	<u>Robert M. Cook</u>
141	<u>Ellen J. Alderman</u>	<u>Margaret Washington</u>
142	<u>Paul Spencer</u>	<u>Armando Pacheco</u>
143	<u>James W. Smith</u>	<u>Sam M. Riggs</u>
144	<u>Katherine M. Tamm</u>	<u>Paul M. Schippers</u>
145	<u>Kanona M. Taylor</u>	<u>George J. Schmitt</u>

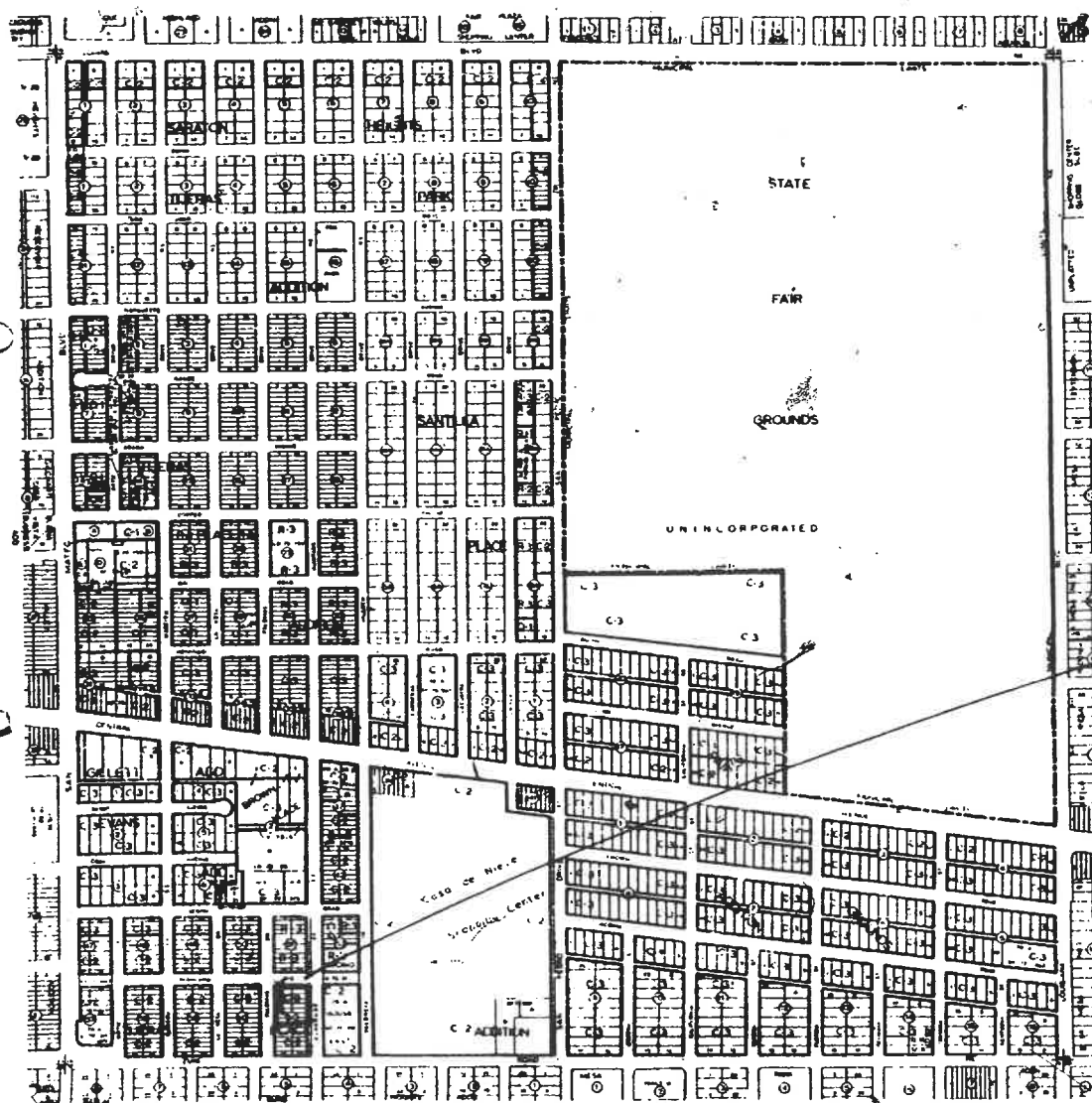
# Petition of Protest for file "ZA-416"

1. Paul S. Fisker
2. Ernest C. Mott
3. W. S. Wall
4. Elsie L. Linky
5. Cecile Kowalski
6. Kathryn Wilson
7. Robert C. Wilson
8. Zola Solomonski
9. Fran Parker
10. Margaret Pond
11. Jim Coulbarnes
12. Hattie Everling
13. Oliver Woodley
14. Ruth Johnson
15. Marie Valle
16. Owen Funder
17. Benita Salazar
18. Virginia Woodall
19. Berne Dahl
20. Jane Burkle
21. Marion Driscoll
21. Nestor Sanchez
22. Cecilia Sanchez
23. Keila Conrad
24. Mary Aragon
25. Mathilde Higgins
26. Anne B. Pearce
27. Marjorie Barrans
28. Lenore Aggs
29. Magpita Perea
30. Lois M. Brugge
31. Madge C. Blatte
32. Carmel Sanchez
33. Helen Green
34. Sylvia Vertices
35. Marilyn L. Lamy
36. Gladys D. Dabry
37. Ardelle Miller
38. Lorna K. K. K.
39. A. Thompson
40. Mary Edwards
41. Hattie Potruck
42. Helen J. Gallagher
43. M. M. + M. M. C. Pilsner
44. Muriel Ford
45. Margaret Maguene
46. Freda Tischer
47. Mary J. Brown
48. Agnes A. Taylor
49. Flora Simpson
50. Bertha A. Fetter
51. Muriel P. Conger
52. Alice Conger
53. Margaret Culp
54. Ruth Schippers
55. Shirley Duall
56. Bertha F. Tigge
57. Lillian E. Hill
58. L. L. O'Brien
59. Elsie Mocho
60. Janice Jones
61. Grace Wheeler
62. A. J. Zamora
63. M. C. Paul
64. Alice Crabb
65. Emma Williams
66. Mary Villnot
67. Lucy Cigui
68. Edna Mosher
69. Dorothy Butler
70. Bea M. Lockring

# Petition of Protest for file #21-81-86

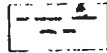
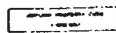
- |                                     |  |
|-------------------------------------|--|
| 71 Ida C. Randle                    | 100 Timian Stone                         |
| 72 C.W. Trask                       | 101 Donna W. Johnson                     |
| 73 James Benavidez                  | 102 <del>He</del> <del>Roberts</del>     |
| 74 Victoriano Benavidez             | 103 Ray <del>Don</del>                   |
| 75 Vi Bettis                        | 104 Antena Feliciana                     |
| 76 Ann Brasinger                    | 105 Catherine T. Roberts                 |
| 77 Fernando Pacheco                 | 106 Clarence R. Roberts                  |
| 78 Nora Grace                       | 107 Lula Salazar                         |
| 79 Paul <del>Salz</del>             | 108 <del>Em</del> <del>Salazar</del>     |
| 80 Walter Hannon                    | 109 Vi Hannon                            |
| 81 Mioda Rindleton                  | 110 Emily Wiggs                          |
| 82 Helen M. Minton                  | 111 Betty Tice                           |
| 83 Virginia Butterworth             | 112 B. Holbrook                          |
| 84 Clara Marguez                    | 113 Joe Schaffer - my F.R.D.             |
| 85 Dorothy Jones                    | 114 Jewell H. Diehl                      |
| 86 Ruth M. Schippers                | 115 Tim Merrill C. Jones (Theresa Jones) |
| 87 Tody Engelbark                   | 116 Martha D. Copeland                   |
| 88 Jean Grace                       | 117 Bessie New                           |
| 89 <del>Carl</del> <del>Traca</del> | 118 Fred V. <del>Traca</del>             |
| 90 Guy V. Pearson                   | 119 Opal R. Wampler                      |
| 91 Alberta Pearson                  | 120 Ann Gornbe                           |
| 92 Lucille Moore                    | 121 George Gamble                        |
| 93 Olive Dresson                    | 122 Hartman Moore                        |
| 94 Eulalia <del>Traca</del>         | 123 Maudie Maudie                        |
| 95 Margaret Wadlington              | 124 Gelma Harvey                         |
| 96 Donna Martine                    | 125 Alice A. Kirley                      |
| 97 Debbie Martine                   | 126 Ruby H. L. Quinn                     |
| 98 Myra <del>Salazar</del>          | 127 <del>Robert</del> <del>Traca</del>   |
| 99 Carlo Milano                     | 128 <del>Bob</del> <del>Traca</del>      |
|                                     | 129 Theda Carter                         |
|                                     | 130 Clara Carter                         |
|                                     | 131 Ida Orzen                            |
|                                     | 132 Celeste Cook                         |
|                                     | 133 Augustin Cook                        |
|                                     | 134 Rose L. Barillo                      |
|                                     | 135 Lura Paller                          |
- (over)





ZA-84-86

N. 225'  
OF BK. 61  
Tijeras Plaza  
Address.



K-18-Z

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Comprehensive City Zoning Code are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public right-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided to you at the time you submit your application. If you mail in your application, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$1.75 each.

1. LOCATION:

- a. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- b. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- c. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER:

- a. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- b. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING:

- a. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- b. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. REMOVAL:

- a. The sign is not to be removed before the initial hearing on the request.
- b. The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (a) my obligation to keep the sign(s) posted for 15 days and (b) where the sign(s) is to be located. I am being given a copy of this sheet.

5. Place a sign on each street frontage -

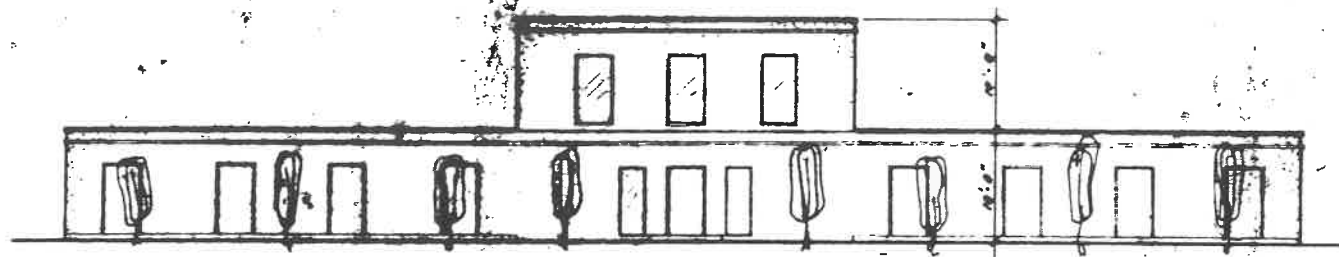
\_\_\_\_\_  
(Applicant or Agent) (Date)

I issued 3 sign(s), for this application, 2-27-84, Don Pava  
(Date) (Staff Member)

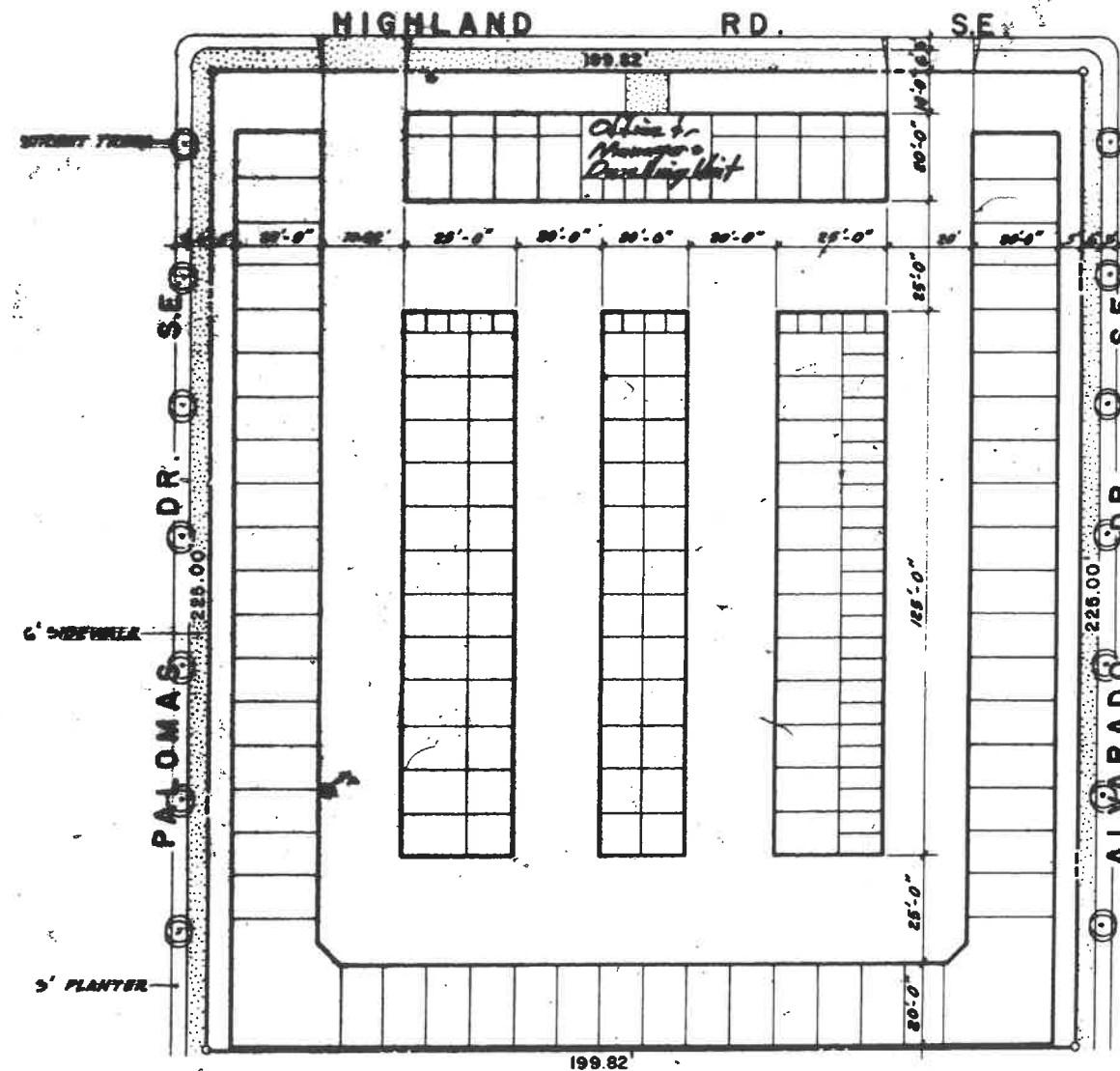
File # 2A 84-86

No. of Plans

in file: 1



NORTH ELEVATION



SITE PLAN

SCALE: 1" = 20'-0"



LEGAL DESCRIPTION

TIJERAS PLACE ADDITION  
MAP K-18-2  
BLOCK 61

ZA-84-86

job title:

Storage Units  
for Dan Dean

MILLER and ASSOCIATES, ARCHITECTS PLANNERS  
2819 RICHMOND N.E.  
FARGO, N.D. 58107

sheet title:

date:

job no:

revised:

checked by:

drawn by:

SHEET

OF

ZA-84-86