



County of Bernalillo
State of New Mexico

Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, New Mexico 87102
(505) 314-0350

APPLICATION

SITE ADDRESS/LOCATION

2226 Felicitas Rd SW,
Albuquerque, NM 87105

PERMIT NO: ZA2020-0013

Printed: December 30, 2019

PROPERTY OWNER

SANCHEZ-VILLA MARGARITO & PAYA
2226 FELICITA RD SW
ALBUQUERQUE, NM 87105 2635

UPC

101205711918430816

LEGAL DESCRIPTION

MAP 39 TRACT 79 A1A

AGENT

Fees Paid: \$75.00

Description: Request for 9' variance for 15' set back, Zone: R-1, UPC #101205711918430816

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING LAND USE.

Signature: Margarito Sanchez
(Applicant/Owner Or Authorized Agent)

12-30-19.
Date

Processed By: [Signature]
(PDS Staff)

12-30-19
Date

FOR INFORMATION CALL (505) 314-0350

Hearing Date: 02/12/2020

Sign Posting Date(s) From: 1-28-20

To: 02/27/2020

BERNALILLO COUNTY

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ZONING SECTION

VARIANCE

Application Date: 12-30-19
Application Number: 2A2020-6613
Hearing Date: Feb 12, 2020

OWNER <i>Margarito Sanchez</i>		PHONE <i>620 52 07</i>
MAILING ADDRESS <i>2226 Felicitas rd sw</i>	CITY <i>Albuquerque</i>	ZIP <i>87105</i>

APPLICANT/AGENT	PHONE
MAILING ADDRESS	CITY
	ZIP

SITE ADDRESS <i>2226 Felicitas rd sw</i>		
DIRECTIONS		
LEGAL DESCRIPTION <i>MAP 39 TRACT 78 A-1-A</i>		
ZONE # <i>K-12</i>	CURRENT ZONE(S) <i>R-1</i>	PROPERTY SIZE IN ACREAGE <i>.10</i>
UPC # <i>101205711918430816</i>	SUBDIVISION NAME	
EXISTING STRUCTURE & USE <i>Single Family Dwelling.</i>		
PROPOSED STRUCTURE & USE <i>Addition to the back.</i>		

Variance Criteria

IT IS THE BURDEN OF THE APPLICANT TO PROVE:

- there are peculiar, exceptional and unusual circumstances in connection with the land; and
- the unique circumstances of the property are not generally found within the locality or neighborhood concerned.

****SUBMIT APPLICATION IN PERSON****

I hereby acknowledge that I have read this entire application and affirm that all of the provided information is correct. I agree to comply with the requirements of Bernalillo County and the State of New Mexico as outlined in all applicable laws, ordinances and regulations.

Margarito Sanchez
Printed Name

[Signature]
Signature

Date

Discussion with County staff members regarding your request is strongly recommended prior to filling an application. The discussion will help to advise you of the relevant facts and criteria concerning the request. The Zoning Administrator cannot comment on the merits of the request prior to the hearing.

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ZONING SECTION

APPLICATION REQUIREMENTS FOR VARIANCE REQUESTS

A variance is a discretionary waiver from certain zoning requirements that allows property owners to vary or modify standards of the ordinance. Variances are granted only in situations where there are unique circumstances in connection with subject property. Self-created, personal or economically based hardships are not grounds for granting a variance.

Approved variances often include conditions and standards. These conditions make possible the development of Bernalillo County in an orderly, efficient manner, and in conformity with the intended purpose of the Zoning Ordinance. Conditions may include the addition of landscaping, walls, parking areas, or other requirements to avoid noise, vibration, odor, and health hazards. Applicants are required to meet the approved conditions. Failure to do so will result in the revocation of the approval.

It is the burden of the applicant to prove:

1. There are peculiar, exceptional and unusual circumstances in connection with their land.
2. These circumstances are not generally found within the locality or neighborhood concerned.

Applications for conditional use approval must include the following:

_____ **1** copy of an accurate site plan indicating **ALL** existing and proposed buildings, structures, property dimensions and site conditions. Plans are to be **DRAWN TO SCALE** and of **SUFFICIENT CLARITY** to convey the scope of the proposal. (See attached sample)

_____ Corresponding zone atlas page indicating the location of the subject property.

_____ Completed application signed by the applicant or their designated agent.

_____ Indicate request

_____ Owner's name and address

_____ Agent's name and address (if applicable), accompanied by a letter of authorization signed by the property owner

_____ Site address and Uniform Property Code number

_____ Written statement justifying the scope of the request and addressing the criteria for decision

_____ Complete and understandable directions to the property

TYPE OF REQUEST

_____ Height

_____ Area

_____ Lot size

_____ Lot width

_____ Setback distance

_____ Parking

_____ Density

_____ Nonconforming use provision

_____ Wireless telecommunications requirements

_____ Other. Please describe.

