



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JANUARY 20, 2015, 9:00 A.M.
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Joshua J. Skarsgard, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, Planner

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Joshua J. Skarsgard, Esq.
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

OLD BUSINESS:

- | | | | |
|----|--------------------|-----------------------------|--|
| 1. | 14ZHE-80149 | Project#
1010118 | STEPHEN SALETTA requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPMENT AREA zoned M-1, located on 2007 CANDELARIA RD NE (H-15) |
| 2. | 14ZHE-80198 | Project#
1010199 | MARIA ELENA MAESTAS requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on 1459 VALLE LA NW (G-13) |
| 3. | 14ZHE-80199 | Project#
1010199 | MARIA ELENA MAESTAS requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on 1459 VALLE LA NW (G-13) |
| 4. | 14ZHE-80203 | Project#
1010202 | FORREST EVANS requests a special exception to Section 14-16-3-19 (A)(2)(a): a VARIANCE request of 3' to the 3' maximum height allowed for an existing fence in the required front yard setback area for all or a portion of Lot 5A, SIERRA VISTA ADDN zoned R-1, located on 2825 SIERRA VISTA ST SW (H-13) |
| 5. | 14ZHE-80227 | Project#
1010232 | ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE request of 4 signs to allow 6 existing signs in the H-1 zone for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13) |

6. **14ZHE-80228** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 2.3 sq ft to allow an existing sign of 10.3 sq ft (sign#1) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
7. **14ZHE-80229** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
8. **14ZHE-80230** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 4.8 sq ft to allow an existing sign of 12.8 sq ft (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
9. **14ZHE-80231** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.3 sq ft to allow an existing sign of 13.3 sq ft (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
10. **14ZHE-80232** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
11. **14ZHE-80233** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' to allow an existing sign to exceed the height of the facade (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
12. **14ZHE-80234** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
13. **14ZHE-80235** **Project#** **ANDRES ROSALES** requests a special exception to Section 14-16-3-5(C)(2)(a): a VARIANCE of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way for all or a portion of Lot A, Block B, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)
1010232
14. **14ZHE-80245** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(B)(12): CONDITIONAL USE to allow for a shade structure in the rear yard for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)
1010248
15. **14ZHE-80247** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the required 10' separation for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)
1010248
16. **14ZHE-80248** **Project#** **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3' 5" to the required 5' side yard setback for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)
1010248
17. **14ZHE-80275** **Project#** **BRITTNEY TURNBOUGH** requests a special exception to Pg 45, II. SU-2 LCR, SOUTH BROADWAY SDP and 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' maximum height for a proposed wall in the front yard setback area for all or a portion of Lot 7, Block 30, HUNING HIGHLAND ADDN zoned SU-2 LCR, located on **608 COAL AVE SE** (K-14)
1010260

NEW BUSINESS:

18. **14ZHE-80276** **Project# 1010262** **JAMES SENA (AUSTIN'S CARPOTS, AGENT)** requests a special exception to Section 14-16-2-22(B)(25) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 19, Block 1, ACADEMY ACRES UNIT 16 zoned SU-1 PRD, located on **6801 FOREST HILLS DR NE** (E-18)
19. **14ZHE-80277** **Project# 1010263** **ESTELLA ARD** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback for all or a portion of Lot 9, Block G, KIRTLAND ADDN UNIT 2 zoned R-1, located on **1605 ALAMO AV SE** (M-15)
20. **14ZHE-80280** **Project# 1010271** **JOHN M NATIVIDAD** requests a special exception to Section 14-16-2-6(B)(14)(a): a CONDITIONAL USE to allow a proposed 5' fence in the front yard setback area for all or a portion of Lot 24, Block 23, MESA VERDE ADDN zoned R-2, located on **346 VIRGINIA ST NE** (K-19)
21. **14ZHE-80281** **Project# 1010275** **JURAJ KLEPAC** requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on **5715 EUCLID AVE NE** (H-18)
22. **14ZHE-80282** **Project# 1010275** **JURAJ KLEPAC** requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' foot height allowed within 10' of the right-of-way for an existing 6' wall in the side yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on **5715 EUCLID AVE NE** (H-18)
23. **14ZHE-80283** **Project# 1010287** **RONALD E. KRAMER (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an proposed carport in the front setback area for all or a portion of Lot 39, Block 6, OXSHEER HEIGHTS ADDN zoned R-1, located on **1608 GLORIETA ST NE** (J-20)
24. **14ZHE-80284** **Project# 1010288** **IRENE CISNEROS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area for all or a portion of Lot 4, Block 7, BUENA VENTURA zoned R-3, located on **124 ESPEJO ST NE** (K-20)
25. **14ZHE-80285** **Project# 1010290** **KRISTINA YU** requests a special exception to Section 14-16-2-6(E) (3)(b): a VARIANCE of 6' for a proposed addition in the 10' required corner side yard setback. for all or a portion of Lot 20, Block 34, RIDGECREST ADDN zoned R-1, located on **1508 QUNICY ST SE** (L-17)
26. **14ZHE-80286** **Project# 1010300** **MICHAEL & JUDITH WILSHER** requests a special exception to Section 14-16-2-5(E): a VARIANCE of 15' to the required 25' rear yard setback for a proposed addition for all or a portion of Lot 2, INDIAN FARMS ADDITION zoned RA-2, located on **3019 INDIAN FARM LANE NW** (G13)
27. **14ZHE-80287** **Project# 1010301** **KAREN ZUSCAR (AMANDA COROMINAS, AGENT)** requests a special exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE for a carport in the side yard setback area. for all or a portion of Lot 32, Block 4, GLENWOOD HILLS NORTH UNIT 1 zoned RA-1, located on **5001 CALLE DE LUNA NE** (F-23)
28. **14ZHE-80288** **Project# 1010302** **TAMARA SANCHEZ** requests a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed patio cover in the rear setback area for all or a portion of Lot 10-P1, Block 13, SUNDORO SOUTH UNIT 6 zoned SU-2 R-LT, located on **9308 SILICA AVENUE NW** (J-9)
29. **14ZHE-80289** **Project# 1010303** **LGI HOMES OF NEW MEXICO** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E): a VARIANCE of 9.5" to the required 5' side yard setback for an a existing house for all or a portion of Lot 291 P-1, SIERRA RANCH UNIT 2 zoned R-D, located on **10731 CORONA RANCH ROAD SW** (N-8)

30. **14ZHE-80290** **Project# 1010304** **JOHN & KAREN MCCREERY** requests a special exception to Section 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a proposed patio cover in the required rear yard setback for all or a portion of Lot 65-P1, Block 1, **MIRABELLA UNIT 4** zoned R-1, located on **11408 GRAND MESA RD SE** (L-21)
31. **14ZHE-80291** **Project# 1010306** **SECURED DEBT INVESTMENTS - (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** of 16 parking spaces to the minimum required 75 parking spaces for a proposed lot (A) for all or a portion of Lot A, Block 85D, **PRINCESS JEANNE PARK ADDN** zoned O-1, located on **10601 LOMAS BLVD NE** (J-21)
32. **14ZHE-80405** **Project# 1010306** **SECURED DEBT INVESTMENTS - (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** of 27 parking spaces to the minimum required 145 parking spaces for a proposed lot (B) for all or a portion of Lot A, Block 85D, **PRINCESS JEANNE PARK ADDN** zoned O-1, located on **10601 LOMAS BLVD NE** (J-21)
33. **14ZHE-80292** **Project# 1010308** **FAMILY HOUSING DEVELOPMENT CORP** requests a special exception to Page 92 of the **DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN** and 14-16-2-6-(E) (4): a **VARIANCE** of 2' to the required 5' side yardsetback for a proposed dwelling for all or a portion of Lot 5, **BELL TRADING POST HOMES** zoned SU-2 DNA-SF, located on **205 LAGUNA BLVD NW** (J 13)
34. **14ZHE-80293** **Project# 1010309** **JUANA RODRIQUEZ** requests a special exception to Page 100 **SAWMILL WELLS PARK SDP** and 14-16-2-6(B)(14)(a): a **CONDITIONAL USE** to allow a proposed 5' wall in the front yard setback for all or a portion of Lot 5, Block 1, **ROSEMONT PARK ADDN** zoned S-R, located on **1019 11TH ST NW** (J-13)
35. **14ZHE-80294** **Project# 1010310** **JUAN MONTOYA (ROBBIE CHILDS, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3' to the maximum height of 3' allowed for a wall in the front yard setback. for all or a portion of Lot 15, Block 12, **PARKLAND HILLS ADDN** zoned R-1, located on **515 GRACELAND DR SE** (L-17)
36. **14ZHE-80295** **Project# 1010311** **JAMES OR YVONNE COLVIN (CARTESIAN SURVEYS INC, AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** request of 8 parking spaces for proposed lot A-2 and a **Variance** request of 2 spaces for proposed lot A-1 for all or a portion of Lot A, Block 2, **INDIAN REST ADDN** zoned C-3, located on **3409 AZTEC RD NE** (G-16)
37. **14ZHE-80296** **Project# 1010312** **AMY GORMAN** requests a special exception to Section 14-16-3-3(B)(2)(E): a **VARIANCE** of 8' to the required 10' separation for an existing shed to a dwelling for all or a portion of Lot 1, Block 67, **SNOW HEIGHTS** zoned R-1, located on **10400 WOODLAND AV NE** (H-21)
38. **14ZHE-80297** **Project# 1010312** **AMY GORMAN** requests a special exception to Section 14-16-3-3(B)(2)(E): a **VARIANCE** of 5' to the required 5' separation for existing sheds. for all or a portion of Lot 1, Block 67, **SNOW HEIGHTS** zoned R-1, located on **10400 WOODLAND AVE** (H-21)
39. **14ZHE-80298** **Project# 1010313** **THERESE MARTINEZ-LONER** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow an existing carport in the side yard setback area for all or a portion of Lot 11, Block 1, **CHERRY HILLS UNIT 1** zoned R-1, located on **8305 CHERRY HILLS DRIVE NE** (E-19)
40. **14ZHE-80299** **Project# 1010313** **THERESE MARTINEZ-LONER** requests a special exception to Section 14-16-2-6(B)(3)(a): a **VARIANCE** of 3' to the required 3' setback for an existing carport in the side yard setback area for all or a portion of Lot 11, Block 1, **CHERRY HILLS UNIT 1** zoned R-1, located on **8305 CHERRY HILLS DRIVE NE** (E-19)

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #41

IF YOU ARE AGENDA ITEMS #41-101

PLEASE COME TO THE HEARING AT 1:30 P.M.

41. 14ZHE-80302 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(B)(7): a **CONDITIONAL USE** to allow proposed townhomes in a C-1 zone for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
42. 14ZHE-80303 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-15(B)(4)(a): a **CONDITIONAL USE** to allow up to 60% of the gross floor area for a proposed dwelling units in an O-1 zone for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
43. 14ZHE-80304 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iii): a **VARIANCE** of 11% to the minimum 20% glazing requirement on the ground floor for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
44. 14ZHE-80305 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iv): a **VARIANCE** of 11% to the minimum 20% glazing requirement on second story for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
45. 14ZHE-80306 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iii): a **VARIANCE** of 10% to the minimum 20% glazing requirement on the ground floor for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
46. 14ZHE-80307 **Project#** 1010317 **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iv): a **VARIANCE** of 10% to the minimum 20% glazing requirement on second story for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
47. 14ZHE-80349 **Project#** 1010319 **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a **VARIANCE** of 1.3' to the required height in the site plan for subdivision of 17.7' to allow for a 19' height above natural grade for all or a portion of Lot 97, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2105 GOOSE LAKE TRL NW (H-8)**
48. 14ZHE-80350 **Project#** 1010319 **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a **VARIANCE** of 1.4' to the required height in the site plan for subdivision of 17.6' to allow for a 19' height above natural grade for all or a portion of Lot 108, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9335 IRON CREEK LA NW (H-8)**

49. **14ZHE-80351** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 109, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9331 IRON CREEK LN NW (H-8)**
50. **14ZHE-80352** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 110, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9327 IRON CREEK LN NW (H-8)**
51. **14ZHE-80353** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 111, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9323 IRON CREEK LN NW (H-8)**
52. **14ZHE-80354** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 170, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2231 CEBOLLA WAY NW (H-8)**
53. **14ZHE-80356** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 171, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2227 CEBOLLA CREEK WAY NW (H-8)**
54. **14ZHE-80358** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 172, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2223 CEBOLLA CREEK WAY NW (H-8)**
55. **14ZHE-80362** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 2.7 feet to the required height in the site plan for subdivision of 16.3 feet to allow for a 19 foot height above natural grade. for all or a portion of Lot 173, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2219 CEBOLLA CREEK WAY NW (H-8)**
56. **14ZHE-80369** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 1.7' to the required height in the site plan for subdivision of 17.3' to allow for a 19' height above natural grade for all or a portion of Lot 174, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2215 CEBOLLA CREEK WAY NW (H-8)**

57. **14ZHE-80373** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 8' to the required height in the site plan for subdivision of 18.2' to allow for a 19' height above natural grade for all or a portion of Lot 175, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2209 CEBOLLA CREEK WAY NW (H-8)**
58. **14ZHE-80383** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 2' to the required height in the site plan for subdivision of 18.8' to allow for a 19' height above natural grade for all or a portion of Lot 176, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2205 CEBOLLA CREEK WAY NW (H-8)**
59. **14ZHE-80300** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 25, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8705 PLACITAS ROCA RD NW (D-9)**
60. **14ZHE-80308** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 26, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8701 PLACITAS ROCA RD NW (D-9)**
61. **14ZHE-80309** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 27, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8700 ESPACIO VERDE RD NW (D-9)**
62. **14ZHE-80310** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 28, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8704 ESPACIO VERDE RD NW (D-9)**
63. **14ZHE-80311** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 29, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8708 ESPACIO VERDE RD NW (D-9)**
64. **14ZHE-80312** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 30, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8712 ESPACIO VERDE RD NW (D-9)**
65. **14ZHE-80313** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 31, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 ESPACIO VERDE RD NW (D-9)**

66. **14ZHE-80314** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 32, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8720 ESPACIO VERDE RD NW (D-9)**
67. **14ZHE-80315** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 33, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 ESPACIO VERDE RD NW (D-9)**
68. **14ZHE-80316** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 35, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6731 NUEVA PIEDRA ST NW (D-9)**
69. **14ZHE-80317** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 36, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6727 NUEVA PIEDRA ST NW (D-9)**
70. **14ZHE-80318** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 34, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6735 NUEVA PIEDRA ST NW (D-9)**
71. **14ZHE-80319** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 37, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6723 NUEVA PIEDRA ST NW (D-9)**
72. **14ZHE-80320** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 38, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6723 NUEVA PIEDRA ST NW (D-9)**
73. **14ZHE-80321** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 39, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6715 NUEVA PIEDRA ST NW (D-9)**
74. **14ZHE-80322** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 40, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6709 NUEVA PIEDRA ST NW (D-9)**

75. **14ZHE-80323** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 41, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6705 NUEVA PIEDRA ST NW (D-9)**
76. **14ZHE-80324** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 42, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6701 NUEVA PIEDRA ST NW (D-9)**
77. **14ZHE-80325** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 43, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8736 VISTA CUMBRE RD NW (D-9)**
78. **14ZHE-80326** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 45, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8728 VISTA CUMBRE RD NW (D-9)**
79. **14ZHE-80327** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 46, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 VISTA CUMBRE RD NW (D-9)**
80. **14ZHE-80355** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 1, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 VISTA CUMBRE RD NW (D-9)**
81. **14ZHE-80357** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 3, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8708 VISTA CUMBRE RD NW (D-9)**
82. **14ZHE-80359** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 4, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8704 VISTA CUMBRE RD NW (D-9)**
83. **14ZHE-80360** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 5, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8700 VISTA CUMBRE RD NW (D-9)**

84. 14ZHE-80361 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 6, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6700 BORDE ABIERTO ST NW (D-9)**
85. 14ZHE-80363 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 7, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6704 BORDE ABIERTO ST NW (D-9)**
86. 14ZHE-80364 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 8, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6708 BORDE ABIERTO ST NW (D-9)**
87. 14ZHE-80365 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 9, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6701 BORDE ABIERTO ST NW (D-9)**
88. 14ZHE-80366 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 10, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6705 BORDE ABIERTO ST NW (D-9)**
89. 14ZHE-80367 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 11, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6709 BORDE ABIERTO ST NW (D-9)**
90. 14ZHE-80368 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 12, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 PLACITAS ROCA RD NW (D-9)**
91. 14ZHE-80370 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 13, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8720 PLACITAS ROCA RD NW (D-9)**
92. 14ZHE-80371 **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 14, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 PLACITAS ROCA RD NW (D-9)**

93. 14ZHE-80372 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 16, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6704 NUEVA PIEDRA ST NW (D-9)**
94. 14ZHE-80374 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 17, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6708 NUEVA PIEDRA ST NW (D-9)**
95. 14ZHE-80375 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 18, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8735 PLACITAS ROCA RD NW (D-9)**
96. 14ZHE-80376 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 19, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8731 PLACITAS ROCA RD NW (D-9)**
97. 14ZHE-80377 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 20, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8727 PLACITAS ROCA RD NW (D-9)**
98. 14ZHE-80378 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 21, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8723 PLACITAS ROCA RD NW (D-9)**
99. 14ZHE-80379 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 22, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8719 PLACITAS ROCA RD NW (D-9)**
100. 14ZHE-80380 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 23, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8715 PLACITAS ROCA RD NW (D-9)**
101. 14ZHE-80381 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 24, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8709 PLACITAS ROCA RD NW (D-9)**