



**HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE  
ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, January 17, 2017 9:00 A.M.

**IF YOU ARE AGENDA ITEMS #1 THRU #17  
PLEASE COME TO THE HEARING AT 9:00 A.M.**

PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Christopher Graeser, Esq., Zoning Hearing Examiner  
Lorena Patten-Quintana, ZHE Planner  
Angel Vallejos, ZHE Administrative Assistant*

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**For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3894.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:  
Christopher Graeser, Esq., Zoning Hearing Examiner  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87103**

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**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.*

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**INTERPRETER REQUIRED:**

**OLD BUSINESS:**

- |                |                             |   |
|----------------|-----------------------------|---|
| 1. 16ZHE-80273 | <b>Project#<br/>1011019</b> | <b>REGIONS BEYOND INC (DAC ENTERPRISES INC, AGENT)</b> requests a special exception to Section 14-16-2-23(A) and 14-16-2-17(A)13 and pg 73 BARELAS SDP : a CONDITIONAL USE to allow for an events center in an SU-2 NCR zone for all or a portion of Lot A, Atlantic & Pacific Addn zoned SU-2 NCR, located on <b>907 4TH ST SW (K-14) APPROVED WITH CONDITIONS</b>   |
| 2. 16ZHE-80247 | <b>Project#<br/>1010991</b> | <b>RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT)</b> requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 3 Coors Corridor Plan : a VARIANCE of 17 ft to the 9 ft in height to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on <b>9111 EAGLE RANCH RD NW (C-12) DENIED</b> |

3. **16ZHE-80320**      **Project#**      **RICHARD QUANZ DBA QUANZ AUTO CARE (DAC ENTERPRISES INC, AGENT))** requests a special exception to Section 14-16-2-22(F), 14-16-2-23(A) and Pg 113 Coors Corridor Plan : a VARIANCE of 150 sq ft to the 75 sq ft in size to allow a proposed new freestanding sign for all or a portion of Lot G, Block D, Rancho Sereno Unit 3 zoned SU-1 PDA to include C-3 uses, located on **9111 EAGLE RANCH RD NW (C-12) DENIED**

## NEW BUSINESS:

4. **16ZHE-80316**      **Project#**      **JAMES BURKE** requests a special exception to Section 14-16-2-6(B)(11) : a CONDITIONAL use to allow a second kitchen in a dwelling for all or a portion of Lot 16, Block 27, Monterey Hills Addn No 2 zoned R-1, located on **3000 SAN JOAQUIN AV SE (L-16) APPROVED WITH CONDITIONS**
5. **16ZHE-80317**      **Project#**      **JOHANNA CASTILLO (ROBERT HERRERA, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 5 ft to the max 3 ft height to allow a proposed new wall for all or a portion of Lot 16, Block 1, Roehls Garden zoned R-2, located on **1908 OLD TOWN RD NW (J-13) APPROVED**
6. **16ZHE-80322**      **Project#**      **ALBUQUERQUE DISTILLING, LLC** requests a special exception to Section 14-16-2-23(A) and pg 96 NOB HILL SDP / 14-16-2-17(B)(18) : a CONDITIONAL USE to allow retail sale of alcoholic drink for consumption off premises in a CCR-3 zone for all or a portion of Lot 27-35, Block 39, Valle View Addn zoned CCR-3, located on **5001 CENTRAL AV NE (K-17) APPROVED WITH CONDITIONS**
7. **16ZHE-80323**      **Project#**      **ALBUQUERQUE DISTILLING, LLC** requests a special exception to Section 14-16-2-23(A) and pg 96 NOB HILL SDP / 14-16-2-17(B)(19) : a CONDITIONAL USE to allow a retail business in which products may be manufactured, compounded, processed or treated in a CCR-3 zone for all or a portion of Lot 27-35, Block 39, Valle View Addn zoned CCR-3, located on **5001 CENTRAL AV NE (K-17) APPROVED WITH CONDITIONS**
8. **16ZHE-80324**      **Project#**      **JOSEPH CESARANO (DAVID MIERTSCHIN, AGENT)** requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(12) : a CONDITIONAL USE to allow for a shade structure in the rear yard setback for all or a portion of Lot 17, Block 14, Academy Place Unit 5 zoned R-D, located on **11021 KIELICH AV NE (E-21) APPROVED**
9. **16ZHE-80325**      **Project#**      **TANIA KRAAI (MODULUS DESIGN, AGENT)** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(E)(4)(a) : a VARIANCE of 2 ft 3 in to the required 5 ft side yard setback for all or a portion of Lot B, Block 10, Perea Addn Replat zoned SU-2 DNA SF, located on **320 13TH ST NW (J-13) APPROVED**
10. **16ZHE-80326**      **Project#**      **SOREN PETERS (TIM MCGIVERN, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(b) : a CONDITIONAL USE to allow a proposed 12 ft wall in a C-2 zone which abuts a residential zone for all or a portion of Lot US POST OFFICE, Coda Development zoned C-2, located on **9904 MONTGOMERY BLVD NE (G-21) APPROVED**
11. **16ZHE-80327**      **Project#**      **ROSE CUNNINGHAM** requests a special exception to Section 14-16-3-19(A)(1)(c) : a VARIANCE of 3 ft to the required 3 ft to allow for an existing 6 ft fence in the required front yard setback for all or a portion of Lot 1, Block 14A, Santilla Place zoned R-1, located on **340 CARDENAS DR NE (K-18) APPROVED WITH CONDITIONS**
12. **16ZHE-80328**      **Project#**      **CITY OF ALBUQUERQUE/JESS R MARTINEZ (TINA M REAMES, AGENT)** requests a special exception to Section 14-16-2-6(B)(10) : a CONDITIONAL USE to allow a community center in an R-1 zone for all or a portion of Lot A, Singing Arrow Park zoned R-1, located on **13001 SINGING ARROW AV SE (L-22) APPROVED WITH CONDITIONS**

13. **16ZHE-80329**      **Project#**      **LEONOR DEL ROSARIO** requests a special exception to Section 14-16-2-6(B)(5) : a **CONDITIONAL USE** to allow for up to 12 children for a family daycare for all or a portion of Lot 13, Block 11, Del Norte zoned R-1, located on **634 ESPANOLA ST NE (K-19) DEFERRED TO FEBRUARY 21, 2017**
14. **16ZHE-80330**      **Project#**      **TERRY WHITE (TROY WHITE, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a **CONDITIONAL USE** to allow outdoor storage or activity in a C1 zone for all or a portion of Lot 22A-1, Block 109, Snow Heights Addn zoned C-1, located on **10600 MENAUL BLVD NE (H-21) APPROVED**
15. **16ZHE-80331**      **Project#**      **DANIEL MCELWEE (CARL A GARCIA / NM ZONING CONSULTING, AGENT)** requests a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14) : a **CONDITIONAL USE** to allow a proposed 5 ft wall in the required front yard setback for all or a portion of Lot 153, Prairie Ridge Unit 4 zoned R-T, located on **7621 SUNROSE DR NW (D-12) DEFERRED TO FEBRUARY 21, 2107**
16. **16ZHE-80332**      **Project#**      **CHIPOTLE MEXICAN GRILL OF COLORADO, LLC (MARK RHODES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13)(d) : a **CONDITIONAL USE** to allow outdoor restaurant seating in a C-1 zone for all or a portion of Lot 1, Coors Crossing zoned C-1, located on **3600 COORS BLVD NW, SUITE A-800 (G-11) APPROVED**
17. **16ZHE-80307**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(2) : a **VARIANCE** of 4 ft 6 in to the maximum 30 ft height to allow a proposed wall mounted sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) APPROVED**
18. **16ZHE-80308**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-17(A)(10)(d)(1) : a **VARIANCE** of 14 ft to the 26 ft max height allowed for a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) WITHDRAWN**
19. **16ZHE-80310**      **Project#**      **AMERCO REAL ESTATE COMPANY (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg. 113 Coors Corridor SDP : a **VARIANCE** of 123 sq ft to the max 75 sq ft to allow a proposed free standing sign for all or a portion of Lot 306A, Town of Atrisco Grant Unit 8 zoned SU-1 For Permissive C-2 Uses Excluding Residential Uses, located on **1801 ATRISCO DR NW (H-11) WITHDRAWN**