



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

TUESDAY, 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  
Suzie Sanchez, 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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OLD BUSINESS:

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 1. | <b>17ZHE-80242</b> | <b>Project# 1011407</b> | <b>COREY POWELL</b> requests a special exception to Section 14-16-3-19(A)(2) (a): A VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft wall in the front yard setback for all or a portion of Lot 22, McDonald Acres Unit 2 zoned R-1, located on <b>3122 12TH ST NW (H14) APPROVED</b>   |
| 2. | <b>17ZHE-80247</b> | <b>Project# 1011410</b> | <b>RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT)</b> requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2: a VARIANCE of 22 feet to the maximum 4 foot height to allow a 26 ft sign height within the boundaries of the University of Albuquerque SDP and the Coors Corridor Plan for all or a portion of Lot 6, Coors Pavilion zoned SU-3, located on <b>4001 COORS BLVD NW (G-11) DEFERRED</b>  |
| 3. | <b>17ZHE-80249</b> | <b>Project# 1011410</b> | <b>RED SHAMROCK 4, LLC (JOSH SKARSGARD, AGENT)</b> requests a special exception to Section 14-16-2-24(A) and University of Albuquerque SDP Section B-2 and the Coors Corridor Plan page 113: a VARIANCE of 109 sf to the maximum allowable sign area of 24 sf (University of Albuquerque SDP) and a VARIANCE of 58 sf to the maximum allowable sign area of 75 sf (Coors Corridor Plan) to allow a 133 sf sign face for a free standing sign for all or a Lot 6, Coors Pavilion zoned SU-3, located on <b>4001 COORS BLVD NW (G-11) DEFERRED</b> |

4. **17ZHE-80254**      **Project#**      **ARNOLDO HERNANDEZ** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3 ft to the maximum 3 ft height to allow a 6 ft fence/wall within 5 ft of the public right-of-way for all or a portion of Lot 205B4, MRGCD Map 37 zoned SU-2 C-3, located on **415 LOMAS BLVD NE (J-14) APPROVED**  
**1011415**
5. **17ZHE-80266**      **Project#**      **AIPAT, LLC (THOMAS BRIONES OR CHRISTOPHER JARAMILLO, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3 feet to the 3 foot maximum fence height within 5 feet of the public right of way for all or a portion of Lot A-2, ABQ Kasserman Addn zoned P, located on **4057 MONTGOMERY BLVD NE (F-17) APPROVED**  
**1011438**
6. **17ZHE-80268**      **Project#**      **CAMEL ROCK DEVELOPMENT LLC & SKARSGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 27 (a)(2) North I-25 SDP and 14-16-2-16(B)(7): a CONDITIONAL USE to allow dwelling units in an SU-2 RC zone on a proposed new lot for all or a portion of Lots 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on **6451 PALOMAS AV NE (D-18) APPROVED**  
**1011440**
7. **17ZHE-80269**      **Project#**      **CAMEL ROCK DEVELOPMENT LLC & SKARSGARD GORDON & PATIENCE PYE (TIERRA WEST, LLC, AGENT)** requests a special exception to Section 14-16-2-23(A) / pg 28 (c) North I-25 SDP and 14-16-3-1(A)(24): a VARIANCE of 80 to the required 300 off street parking spaces required to allow a proposed new building for all or a portion of Lots 28,29,30,5A, Block 11, Tract(s) A, North Albuquerque Acres zoned SU-2 C-1 or SU-2 RC, located on **6451 PALOMAS AV NE (D-18) APPROVED**  
**1011440**

**NEW BUSINESS:**

8. **17ZHE-80272**      **Project#**      **DR. SUZANNE LOPEZ** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 3ft 7in to the required 10ft separation between a dwelling and an accessory structure for all or a portion of Lot 1, Block 15, Academy Estates Unit 4 zoned R-1, located on **9100 LUNA DEL ORO RD NE (F-20) DEFERRED**  
**1011442**
9. **17ZHE-80273**      **Project#**      **JOSE CARRILLO** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a carport in the front yard setback for all or a portion of Lot 13-14A, Block 2, Mayflower Heights zoned R-1, located on **125 55TH ST SW (K-11) APPROVED**  
**1011447**
10. **17ZHE-80274**      **Project#**      **ROBERT HABIGER & LYNN ELLEN DOXON** requests a special exception to Section 14-16-2-6(B)(1): a CONDITIONAL USE to allow an accessory living quarters for all or a portion of Lot 18A, Block 1, White Oak Addition zoned R-1, located on **2101 VALENCIA DR NE (J-18) WITHDRAWN**  
**1011449**
11. **17ZHE-80275**      **Project#**      **VICTORIA E. MARTIN (THOMPSON SATELLITE LLC, AGENT)** requests a special exception to Section 14-16-2-18(B)(8): a CONDITIONAL USE to allow outdoor vehicle storage for all or a portion of Lot A1, Roadrunner Investors zoned C-3, located on **4901 MCLEOD RD NE (F-17) APPROVED**  
**1011450**
12. **17ZHE-80276**      **Project#**      **CHRISTOPHER LEACH (AUSTIN'S CARPORTS)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the required front setback for all or a portion of Lot 11, Block 14, Miramontes Park Unit 1 Browns -- JE zoned R-1, located on **2625 CARDENAS DR NE (H-18) APPROVED**  
**1011452**
13. **17ZHE-80277**      **Project#**      **SUSAN PETRECCA** requests a special exception to Section 14-16-2-6(B)(11): a CONDITIONAL USE to allow a second kitchen within a house for all or a portion of Lot 16, Block 1, Montoya Addn zoned R-1, located on **2313 EDNA AV NW (J-12) DENIED**  
**1011453**

14. **17ZHE-80278**      **Project#**      **MATHEW LEYVA** requests a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** request of 2 ft 11 inches to the required 5 ft side yard setback for all or a portion of Lot 10, Block 18, INEZ ADDN zoned R-1, located on **7711 EUCLID AVE NE (H-19) APPROVED**
15. **17ZHE-80279**      **Project#**      **ARGUS JEFFERSON PARTNERS LLC (DEKKER, PERICH, SABATINI, CHRIS GUNNING, AGENT)** requests a special exception to Section 14-16-2-20(B)5: **CONDITIONAL USE** to allow for Retail uses to include drive-thru for all or a portion of Lot 1, Independence Square zoned M-1, located on **6707 JEFFERSON ST NE (E-17) APPROVED**
16. **17ZHE-80280**      **Project#**      **ARGUS JEFFERSON PARTNERS LLC (DEKKER, PERICH, SABATINI, CHRIS GUNNING, AGENT)** requests a special exception to Section 14-16-2-20(B)5: **CONDITIONAL USE** to allow for Retail uses to include drive- thru for all or a portion of Lot 2, Independence Square zoned M-1, located on **6711 JEFFERSON ST NE (E-17) APPROVED**
17. **17ZHE-80281**      **Project#**      **WYOMING PLACE ASSOCIATES LLC (JULIE BAILEY, AGENT)** requests a special exception to Section 14-16-3-10(G)(1): a **VARIANCE** of 8 trees to the required 8 street trees as per the approved site plan, for all or a portion of Lot A3, Academy Estates Unit 2 zoned R-3, located on **5222 WYOMING BLVD NE (F-20) APPROVED**
18. **17ZHE-80282**      **Project#**      **MCLEOD LLC (ANGELA WILLIAMSON, AGENT)** requests a special exception to Section 14-16-3-1(A) (27): a **VARIANCE** of 31 parking spaces to the required 271 parking spaces for allowed retail use in an M-1 zone for all or a portion of Lot 1A, Penny - Norris Margaret zoned M-1, located on **4936 PAN AMERICAN EAST FRWY (F-17) DEFERRED**
19. **17ZHE-80283**      **Project#**      **CALVARY ALBUQUERQUE INC (DEVIN CANNADY, AGENT)** requests a special exception to Section 14-16-2-17(B)(3): **CONDITIONAL USE** to allow a church in a C-2 zone for all or a portion of Lot 5-A-1-A, Lands of Joel P Taylor zoned C-2 (SC), located on **6051 WINTER HAVEN RD NW (E 12) DEFERRED**
20. **17ZHE-80284**      **Project#**      **CORE CAPITAL FUNDING LLC (VENUS SANFORD, AGENT)** requests a special exception to Section 14-16-3-19(A)(3)(a): a **VARIANCE** of 3 feet to the required 3 foot wall height within five feet of public street right-of-way for all or a portion of Lot 63A2A1B, MRGCD Map 31 zoned C-1, located on **1711 GRIEGOS RD NW (F-13) DEFERRED**