



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

TUESDAY, MAY 19, 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
Angel Vallejos, Administrative Assistant*

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.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 15ZHE-80062 | Project# 1010416 | GUADALUPE TENA (Project# 1010416, AGENT) requests a special exception to Section 14-16-2-6 (B)(3): a VARIANCE of 15' to the required 15' front yard setback for proposed addition for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) DEFERRED TO JUNE 19, 2015 |
| 2. | *IR* 15ZHE-80063 | Project# 1010416 | GUADALUPE TENA (Project# 1010416, AGENT) requests a special exception to Section 14-16-2-6 (B)(3): a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) DEFERRED TO JUNE 19, 2015 |

OLD BUSINESS:

- | | | | |
|----|--------------------|-------------------------|---|
| 3. | 15ZHE-80018 | Project# 1010360 | JAVIER E. SANCHEZ requests a special exception to PG. 45 SOUTH BROADWAY SDP: a CONDITIONAL USE to allow proposed R-2 uses in an SU-2 MR zone for all or a portion of Lot 1, Block 1, APODACA- R G ADDN zoned SU-2 MR, located on 225 BETHEL DR SE (M-14) APPROVAL WITH CONDITIONS |
|----|--------------------|-------------------------|---|

4. **15ZHE-80035** **Project# 1010386** **MATTHEW L. MCGUIRE** requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 3.5' to the required 10' separation for a proposed accessory building for all or a portion of Lot 1, Block B, CASA GRANDE MANOR zoned R-1, located on **2920 PALO ALTO DR NE** (H23) **DEFERRED TO JUNE 19, 2015**
5. **15ZHE-80036** **Project# 1010387** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(D)(2) and 14-16-2-9(D)(3): a VARIANCE request of 690 sq. ft. to the required 3600 sq. ft. for a proposed lot split to allow an existing dwelling for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
6. **15ZHE-80037** **Project# 1010387** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .14 to the allowed .5 floor area ratio for a proposed lot split (A,B,C) for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
7. **15ZHE-80038** **Project# 1010388** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(E)(1): a VARIANCE request of 6' to the required 15' front setback to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
8. **15ZHE-80039** **Project# 1010388** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(E)(4): a VARIANCE request of 3' to the required 15' rear setback to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
9. **15ZHE-80040** **Project# 1010388** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(A)(1) and 14-16-2-9(D)(1): a VARIANCE request of 121 sq. ft. to the required 2200 for a proposed lot split to allow a new townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
10. **15ZHE-80041** **Project# 1010388** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .28 to the allowed .5 floor area ratio to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
11. **15ZHE-80042** **Project# 1010388** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-3-1(A)(24)(a): a VARIANCE request of 1 offstreet parking to allow a proposed townhouse on proposed lot B for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
12. **15ZHE-80043** **Project# 1010389** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(E)(1): a VARIANCE request of 6' to the required 15' front setback to allow a proposed townhouse on proposed lot A for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**
13. **15ZHE-80044** **Project# 1010389** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(E)(4): a VARIANCE request of 3' to the required 15' rear setback to allow a proposed townhouse on proposed lot A for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW** (J-13) **WITHDRAWN**

14. **15ZHE-80045** **Project# 1010389** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(A)(1) and 14-16-2-9(D)(1): a VARIANCE request of 33 sq. ft. to the required 2200 sq. ft. to allow a proposed lot split for a proposed townhouse on proposed lot A for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW (J-13) WITHDRAWN**
15. **15ZHE-80046** **Project# 1010389** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-2-11(F)(1): a VARIANCE request of .26 to the allowed .5 floor area ratio to allow a proposed townhouse on proposed lot A for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW (J-13) WITHDRAWN**
16. **15ZHE-80047** **Project# 1010389** **DANIEL AND STACEY COLE (DANIEL SOLARES JR., AGENT)** requests a special exception to Section 14-16-3-1(A)(24)(a): a VARIANCE request of 1 offstreet parking to allow a proposed townhouse on proposed lot A for all or a portion of Lot 6-7, Block 1, ROEHL'S GARDEN ADDITION zoned R-2, located on **315 19TH ST NW (J-13) WITHDRAWN**
17. **15ZHE-80055** **Project# 1010397** **ROCHELLE ROBYN ATENCIO** requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow therapy as a home occupation for all or a portion of Lot 20, Block 17, DESERT TERRACE ADDN. UNIT 3 zoned R-1, located on **5020 SAN PEDRO CT NE (F-18) CONTINUANCE TO JUNE 19, 2015**

NEW BUSINESS:

18. **15ZHE-80060** **Project# 1010405** **GREG BOULOY** requests a special exception to Section 14-16-2-6(B)(12): CONDITIONAL USE to allow for an existing attached shade structure in the rear yard setback for all or a portion of Lot 2, Block 3, KNAPP HEIGHTS ADDN zoned R-1, located on **7204 PRAIRIE RD NE. ALBUQUERQUE NM 87111 (F-19) APPROVAL WITH CONDITIONS**
19. **15ZHE-80061** **Project# 1010411** **PATRICIA WHELAN (DON WHELAN, AGENT)** requests a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 2' to the maximum allowed 3' high wall for a proposed 5' wall in the required front yard setback for all or a portion of Lot 11, MONTANO VISTA zoned R-LT, located on **5319 MONTANO PLAZA DR NW (E-11) APPROVAL WITH CONDITIONS**
20. **15ZHE-80064** **Project# 1010420** **NELY DOMINGUEZ (JOHN CHAVEZ, AGENT)** requests a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a 5' wall in the front yard setback area for all or a portion of Lot 26, Block 74, WESTGATE HEIGHTS ADDN UNIT NO 3 zoned R-D, located on **1400 MICHELLE ST SW (M-9) APPROVAL WITH CONDITIONS**
21. **15ZHE-80065** **Project# 1010421** **RICHARD J. LUJAN** requests a special exception to Section SOUTH BROADWAY SDP, pg 45 I(A)(1) and 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 3, Block 2 and 8, EASTERN ADDITION FIRST AND SECOND EXTENSIONS SOUTH zoned SU-2 MR, located on **1805 EDITH BLVD SE (L-14) DEFERRED TO JUNE 19, 2015**
22. **15ZHE-80066** **Project# 1010422** **JAMES C. SCOTT (MARK HIRSHCH, AGENT)** requests a special exception to Section 14-16-2-6(E)(4): a VARIANCE request of 2' 10" to the required 10' side yard setback for proposed addition for all or a portion of Lot B, Block 12, VISTA LARGA zoned R-1, located on **1513 CORNELL DR. NE (J-16) APPROVAL WITH CONDITIONS**
23. **15ZHE-80067** **Project# 1010423** **JAMES BUTSCHER** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front setback area for all or a portion of Lot 4, Block C, SOMBRE DEL MONTE ADDITION zoned R-1, located on **2712 VERMONT ST NE (H-19) APPROVAL WITH CONDITIONS**

24. **15ZHE-80068** **Project# 1010424** **RONALD KOERNER** requests a special exception to Section 14-16-3-19(A)(3)(a): a VARIANCE of 3' to the maximum 3' height allowed for a proposed wall at property line for all or a portion of Lot 5, Block 5, VIRGINIA PLACE ADDN zoned C-1, located on **5800 KATHRYN AV SE (L-18) APPROVAL WITH CONDITIONS**
25. **15ZHE-80069** **Project# 1010425** **LUIS AND AMANDA ARAMBURU** requests a special exception to Section 14-16-3-19(A)(1)(c): a CONDITIONAL USE to allow a 6' wall at property line on a corner lot which abuts a front yard for all or a portion of Lot 15-P1, COTTONWOOD HILLS SEVEN BAR zoned R-1, located on **4344 CANADA PL NW (A-13) APPROVAL WITH CONDITIONS**
26. **15ZHE-80070** **Project# 1010426** **MARY CHRISTINA SAUTNER (UNIFIED CONTRACTOR, INC, AGENT)** requests a special exception to Section pg 85-86 LOS DURANES SDP and 14-16-2-5(E): a VARIANCE of 14' to the required 25' rear setback for a proposed new home for all or a portion of Lot 122A, MRGCD MAP 35 zoned SU-2/ LD RA-2, located on **1817 LOS LUCEROS RD NW (H-12) APPROVAL WITH CONDITIONS**
27. **15ZHE-80071** **Project# 1010426** **MARY CHRISTINA SAUTNER (UNIFIED CONTRACTOR, INC, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 5' to the required 10' separation for a proposed new home for all or a portion of Lot 122A, MRGCD MAP 35 zoned SU-2/ LD RA-2, located on **1817 LOS LUCEROS RD NW (H-12) APPROVAL WITH CONDITIONS**
28. **15ZHE-80072** **Project# 1010427** **THOMAS F HELDT, JR AND MARIAN A HELDT** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the maximum 3' height allowed for a proposed wall in the front yard setback area for all or a portion of Lot 9, Block C, CIELO DORADO zoned R-D, located on **7409 ELDERWOOD DR NW (H-10) CONTINUANCE TO JUNE 19, 2015**
29. **15ZHE-80121** **Project# 1010429** **JOSE VILLEGAS** and Page 71 UNIVERSITY NEIGHBORHOOD SDP Section 5(c): a VARIANCE of 10' 10" to the required 15' rear yard setback for a proposed addition for all or a portion of Lot 12, Block 67, TERRACE ADDN zoned SU-2 DR, located on **305 MESA ST SE (K-15) APPROVAL WITH CONDITIONS**
30. **15ZHE-80122** **Project# 1010430** **GARY GORDON (MICHAEL NEAS, AGENT)** requests a special exception to Section 14-16-2-5(B)(1) and 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a 5' wall in the front setback area and up to 6' when 10' past the property line for all or a portion of Lot M5A, Tract(s) PLAT OF LAND OR TEODORO PADILLA, PADILLA TEODORO zoned RA-2, located on **2120 TEODORO RD NW (F-13) APPROVAL WITH CONDITIONS**
31. **15ZHE-80123** **Project# 1010431** **ANGELA DAVIS (RYAN MAYFIELD, AGENT)** requests a special exception to Section 14-16-2-6(E)(4)(b): VARIANCE of 3' 8 " to the required 10' side yard setback for a proposed addition. for all or a portion of Lot 10, Block 2A, GUITIERREZ - OFIMIANO J LOWER zoned R-1, located on **8909 LA BARRANCA AVE NE (F-20) APPROVAL WITH CONDITIONS**
32. **15ZHE-80124** **Project# 1010432** **G & L INVESTMENT CO, INC. (CADENCE DEVELOPMENT, AGENT)** requests a special exception to Section 14-16-3-10(E)(4)(a): a VARIANCE of 10' to the 10' landscape buffer where located on the residential/non-residential boundary for a proposed new lot for all or a portion of Lot 8, 9, and 10, Block 2, Bel-Air zoned C-1, located on **2803, 2807, AND 2813 SAN MATEO BLVD NE (H-17) APPROVAL WITH CONDITIONS**
33. **15ZHE-80126** **Project# 1010432** **G & L INVESTMENT CO, INC. (CADENCE DEVELOPMENT, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE request of 6' to the 6' required rear landscape buffer for a proposed new lot for all or a portion of Lot 8, 9, and 10, Block 2, Bel-Air zoned C-1, located on **2803, 2807, AND 2813 SAN MATEO BLVD NE (H-17) APPROVAL WITH CONDITIONS**

34. 15ZHE-80127 **Project#** **G & L INVESTMENT CO, INC. (CADENCE DEVELOPMENT, AGENT)**
1010432 requests a special exception to Section 14-16-3-1(A)(27): a VARIANCE of 2
off-street parking spaces to the required 30 parking spaces for a proposed
new lot for all or a portion of Lot 8, 9, and 10, Block 2, Bel-Air zoned C-1,
located on **2803, 2807, AND 2813 SAN MATEO BLVD NE** (H-17)
APPROVAL WITH CONDITIONS

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

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM 35

IF YOU ARE AGENDA ITEMS 35-89

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

35. 15ZHE-80125 **Project#** **JOHNNY R ROBINSON (GARCIA/KRAEMER & ASSOCIATES, AGENT)**
1010433 requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of
14' to the minimum required 15' rear yard setback for an existing addition for
all or a portion of Lot 27, Block 5, DESERT TERRACE ADDN UNIT 1
zoned R-1, located on **4400 BOONE ST NE** (F-18) **APPROVAL WITH**
CONDITIONS
36. 15ZHE-80128 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010435 Section 14-16-3-10(E)(3)(a): a VARIANCE request of 10' to the required 10'
front yard landscaping buffer for all or a portion of Lot 5, LANDS OF
FRANK SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13)
APPROVAL WITH CONDITIONS
37. 15ZHE-80129 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010435 Section 14-16-3-10(E)(3)(b): a VARIANCE request of 6' to the required 6'
side yard landscaping buffer for all or a portion of Lot 5, LANDS OF FRANK
SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13) **APPROVAL**
WITH CONDITIONS
38. 15ZHE-80130 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010435 Section 14-16-3-10(E)(3)(c): a VARIANCE request of 6' to the required 6'
rear yard landscaping buffer for all or a portion of Lot 5, LANDS OF FRANK
SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13) **APPROVAL**
WITH CONDITIONS
39. 15ZHE-80131 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010436 Section 14-16-3-10(E)(3)(a): a VARIANCE request of 10' to the 10' required
front yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK
SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13) **APPROVAL**
WITH CONDITIONS
40. 15ZHE-80132 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010436 Section 14-16-3-10(E)(3)(b): a VARIANCE request of 6' to the 6' required
side yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK
SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13) **APPROVAL**
WITH CONDITIONS
41. 15ZHE-80133 **Project#** **FRANK SANCHEZ (JIM RYAN, AGENT)** requests a special exception to
1010436 Section 14-16-3-10(E)(3)(c): a VARIANCE request of 6' to the 6' required
rear yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK
SANCHEZ zoned M-2, located on **2345 2ND ST SW** (M-13) **APPROVAL**
WITH CONDITIONS

42. **15ZHE-80073** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE of 8' to the 10' required garage setback from
main facade for all or a portion of Lot 1, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
43. **15ZHE-80074** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE of 8' to the 10' required garage setback from
main facade for all or a portion of Lot 2, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
44. **15ZHE-80075** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 3, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
45. **15ZHE-80076** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 4, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
46. **15ZHE-80077** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 5, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
47. **15ZHE-80078** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 6, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
48. **15ZHE-80079** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 7, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
49. **15ZHE-80080** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 8, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
50. **15ZHE-80081** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 9, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS

51. **15ZHE-80082** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 10, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
52. **15ZHE-80083** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 11, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
53. **15ZHE-80084** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 12, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
54. **15ZHE-80085** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 13, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
55. **15ZHE-80086** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 14, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
56. **15ZHE-80087** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 15, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
57. **15ZHE-80088** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 16, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
58. **15ZHE-80089** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 17, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
59. **15ZHE-80090** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 18, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**

60. 15ZHE-80091 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 19, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
61. 15ZHE-80092 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 20, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
62. 15ZHE-80093 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 21, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
63. 15ZHE-80094 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 22, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
64. 15ZHE-80095 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 23, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
65. 15ZHE-80096 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 24, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
66. 15ZHE-80097 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 25, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
67. 15ZHE-80098 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 26, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS
68. 15ZHE-80099 Project# 1010428 KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT) requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 27, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on 99999 ESPACIO VERDE RD NW (D-9) APPROVED WITH CONDITIONS

69. **15ZHE-80100** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 28, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
70. **15ZHE-80101** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 29, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
71. **15ZHE-80102** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 30, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
72. **15ZHE-80103** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 31, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
73. **15ZHE-80104** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 32, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
74. **15ZHE-80105** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 33, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
75. **15ZHE-80106** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 34, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
76. **15ZHE-80107** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 35, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**
77. **15ZHE-80108** **Project# 1010428** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback from main facade for all or a portion of Lot 36, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)** **APPROVED WITH CONDITIONS**

78. **15ZHE-80109** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 37, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
79. **15ZHE-80110** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 38, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
80. **15ZHE-80111** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 39, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
81. **15ZHE-80112** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 40, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
82. **15ZHE-80113** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 41, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
83. **15ZHE-80114** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 42, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
84. **15ZHE-80115** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 43, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
85. **15ZHE-80116** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 44, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
86. **15ZHE-80117** **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 45, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS

87. 15ZHE-80118 **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 46, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
88. 15ZHE-80119 **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 47, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS
89. 15ZHE-80120 **Project#** **KEVIN PATTON, PULTE GROUP (JAMES STROZIER, CONCENSUS**
1010428 **PLANNING, AGENT)** requests a special exception to PG. 88 VOLCANO
CLIFFS SPD: a VARIANCE request of 8' to the 10' required garage setback
from main facade for all or a portion of Lot 48, MONTECITO WEST UNIT 2
zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
APPROVED WITH CONDITIONS