



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, MAY 19, 2015 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**

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

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

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

*Joshua J. Skarsgard, Esq.*  
*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:**

- |    |                         |                         |   |
|----|-------------------------|-------------------------|---|
| 1. | <b>*IR* 15ZHE-80062</b> | <b>Project# 1010416</b> | <b>GUADALUPE TENA (Project# 1010416, AGENT)</b> 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 <b>1519 DONA ARCELIA ST SW (M10)</b> |
| 2. | <b>*IR* 15ZHE-80063</b> | <b>Project# 1010416</b> | <b>GUADALUPE TENA (Project# 1010416, AGENT)</b> 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 <b>1519 DONA ARCELIA ST SW (M10)</b>            |

**OLD BUSINESS:**

- |    |                    |                         |  |
|----|--------------------|-------------------------|--|
| 3. | <b>15ZHE-80018</b> | <b>Project# 1010360</b> | <b>JAVIER E. SANCHEZ</b> 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 <b>225 BETHEL DR SE (M-14)</b>                   |
| 4. | <b>15ZHE-80035</b> | <b>Project# 1010386</b> | <b>MATTHEW L. MCGUIRE</b> 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 <b>2920 PALO ALTO DR NE (H23)</b> |

5. **15ZHE-80036**      **Project#**      **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)  
**1010387**
6. **15ZHE-80037**      **Project#**      **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)  
**1010387**
7. **15ZHE-80038**      **Project#**      **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)  
**1010388**
8. **15ZHE-80039**      **Project#**      **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)  
**1010388**
9. **15ZHE-80040**      **Project#**      **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)  
**1010388**
10. **15ZHE-80041**      **Project#**      **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)  
**1010388**
11. **15ZHE-80042**      **Project#**      **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)  
**1010388**
12. **15ZHE-80043**      **Project#**      **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)  
**1010389**
13. **15ZHE-80044**      **Project#**      **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)  
**1010389**
14. **15ZHE-80045**      **Project#**      **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)  
**1010389**

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)
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)
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)

## 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)
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)
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)
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)
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)
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)
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)
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)

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)
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)
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)
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)
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)
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)
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)
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)
34. **15ZHE-80127** **Project# 1010432** **G & L INVESTMENT CO, INC. (CADENCE DEVELOPMENT, AGENT)** 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)

\*\*\*\*\***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)
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)
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)
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)
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)
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)
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)
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)
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)

44. **15ZHE-80075** **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 3, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
45. **15ZHE-80076** **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 4, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
46. **15ZHE-80077** **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 5, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
47. **15ZHE-80078** **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 6, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
48. **15ZHE-80079** **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 7, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
49. **15ZHE-80080** **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 8, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
50. **15ZHE-80081** **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 9, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
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)**
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)**
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)**
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)**

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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**

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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**
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)**



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)**
78. 15ZHE-80109 **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 37, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
79. 15ZHE-80110 **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 38, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
80. 15ZHE-80111 **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 39, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
81. 15ZHE-80112 **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 40, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
82. 15ZHE-80113 **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 41, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
83. 15ZHE-80114 **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 42, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
84. 15ZHE-80115 **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 43, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
85. 15ZHE-80116 **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 44, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
86. 15ZHE-80117 **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 45, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**
87. 15ZHE-80118 **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 46, MONTECITO WEST UNIT 2 zoned SU-2 VCRR, located on **99999 ESPACIO VERDE RD NW (D-9)**

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)**
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)**