



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

TUESDAY, September 15, 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**

*Christopher L. 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) 924-3860.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Christopher L. Graeser, 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:**

**OLD BUSINESS:**

- 1. **15ZHE-80055**      **Project#**      **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)** **DEFERRED TO OCTOBER 20, 2015**
- 2. **15ZHE-80149**      **Project#**      **MARK GONZALES & JOSEPH GONZALES** requests a special exception to Section 14-16-2-16(B)(7) : a **CONDITIONAL USE** for a proposed dwelling in a C-1 Zone on all or portion of Tract one (1) of the plat of Tracts 1 and 2 Lands of Jose E Ortega Estate. for all or a portion of Lot 1, Tract(s) 1, ORTEGA-JOSE E ESTATE zoned C-1, located on **2100 EDNA AV NW (J13)** **APPROVED WITH CONDITIONS 08-27-15**
- 3. **15ZHE-80168**      **Project#**      **TODD E. AND DEBRA L. OWEN (SPAM'S CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(5)(a): a **VARIANCE** of 10' to the required 15' rear yard setback for a proposed garage for all or a portion of Lot 16, Block 51, **FOUR HILLS VILLAGE SEVENTEENTH INSTALLMENT** zoned R-D, located on **1621 CATRON AV SE (M-23)** **DEFERRED TO OCTOBER 20, 2015**

4. **15ZHE-80180** **Project# 1010507** **DAVID G MINSTER** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(B)(12) and pg 25 LA CUEVA SDP : a **CONDITIONAL USE** to allow a proposed shade structure in the required rear yard setback area for all or a portion of Lot 7-P1, Block 2, La Cuevita Oeste zoned R-D 3DU/A, located on **8424 EAGLE ROCK AVE NE (C-20) DENIED 8-27-15**

## NEW BUSINESS:

5. **15ZHE-80195** **Project# 1010531** **KEENAN JACKSON** 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 11, Block 9, Victory Addn First Unit zoned R-1, located on **2711 SANTA CRUZ AV SE (L-16) APPROVED**
6. **15ZHE-80196** **Project# 1010541** **CARMEN ALCANTAR** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 3 ft to the maximum 3 ft height allowed for a proposed wall in the front yard setback area for all or a portion of Lot 14B1, Block 1, La Mariposa South zoned R-1, located on **5171 VISTA DE LUZ DR NW (E-11) APPROVED**
7. **15ZHE-80197** **Project# 1010542** **RALPH LUNA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 10 ft side yard setback for an existing garage for all or a portion of Lot 16, Block 24, Holiday Park Unit 7 zoned R-1, located on **3620 SINGAPORE CIR NE (G-22) APPROVED**
8. **15ZHE-80198** **Project# 1010543** **FERNANDO HERRERA** requests a special exception to Section 14-16-2-6(E)(4)(a) : a **VARIANCE** of 5 ft to the required 5 ft side yard setback for an existing dwelling for all or a portion of Lot 13, Miller-O E Addn zoned R-1, located on **2205 7TH STREET NW (H-14) DENIED**
9. **15ZHE-80199** **Project# 1010547** **YANSHENG WANG & FANG ZHANG** requests a special exception to Section 14-16-3-19(A)(2)(a) : a **VARIANCE** of 2 ft 6 in to the 6 ft required wall height for an existing 8 ft 6 in wall facing the public right of way for all or a portion of Lot 19, The Champions @ Tanoan zoned R-D, located on **10008 WELLINGTON NE (E-21) APPROVED**
10. **15ZHE-80200** **Project# 1010548** **URIEL E GRANT (AUSTIN'S CARPORT/GILBERT AUSTIN, AGENT)** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a proposed carport in the required front yard setback area for all or a portion of Lot 12, Block 8, El Solindo Replat of zoned R-1, located on **11900 PALO DURO DR NE (G-22) APPROVED**
11. **15ZHE-80201** **Project# 1010553** **TONY J VIGIL** requests a special exception to Section 14-16-2-23(A) and 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 63, Block 2, El Rancho Atrisco Unit 2 zoned R-D, located on **3204 RONDA DE LECHUSAS NW (G-10) APPROVED WITH CONDITIONS**
12. **15ZHE-80202** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(e) : a **VARIANCE** of 10 ft to the required 10 ft separation for an existing accessory structure to a dwelling on the side for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW (G-9) APPROVED WITH CONDITIONS**
13. **15ZHE-80203** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 1% to exceed the 25 % allowed for an accessory structure to occupy the side and rear yards for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW (G-9) APPROVED WITH CONDITIONS**
14. **15ZHE-80204** **Project# 1010555** **RICHARD FAJARDO** requests a special exception to Section 14-16-3-3(B)(2)(a) : a **VARIANCE** of 4 feet to exceed the 6 ft allow wall height on a public right of way to allow for a 12 ft accessory structure on the corner side yard for all or a portion of Lot 1-P1, Block 21, Parkwest Unit 2 zoned RD, located on **8023 BASALT AV NW (G-9) APPROVED WITH CONDITIONS**

\*\*\*\*\***LUNCH BREAK**\*\*\*\*\*

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #15**

**IF YOU ARE AGENDA ITEMS #15-#33**

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

15. **15ZHE-80205**      **Project#**      **AMK PROPERTIES LLC (JULIA GRUESKIN, AGENT)** requests a special exception to Section 14-16-2-23(A), pg 99 NOB HILL HIGHLAND SDP and Section 14-16-2-13(A)(4)(b)6 : a **CONDITIONAL USE** to allow for the Retail Sales of food and non-alcoholic drink for consumption on premise for all or a portion of Lot 4, Block 10, Monte Vista Addn zoned OR-1, located on **3100 MONTE VISTA BLVD NE (K-16) WITHDRAWN**
16. **15ZHE-80206**      **Project#**      **KEYSTONE HOMES LTD CO** requests a special exception to Section 14-16-2-23(A) and 14-16-2-6(E)(5)(a) : a **VARIANCE** request of 2 ft 6 in to the 15 ft required rear yard setback for a proposed new home for all or a portion of Lot 10-P1, La Cueva Estates zoned R-D, located on **9212 LA TIERRA CT NE (B-19) APPROVED**
17. **15ZHE-80207**      **Project#**      **KATIE LEVI &/OR DOROTHY GIACINTO RLT (TRUSTEES) (LESTER R PIGGOTT, AGENT)** 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 area for all or a portion of Lot 15, Block 13-A, Bellehaven Addn zoned R-1, located on **8517 HANNETT AV NE (J-20) APPROVED**
18. **15ZHE-80208**      **Project#**      **NESTOR & JUDY GONZALES** requests a special exception to Section 14-16-2-6(E)(5)(a) : a **VARIANCE** request of 5 ft to the required 15 ft rear setback to allow a proposed addition for all or a portion of Lot 1, Eagle Nest zoned R-1, located on **4923 EL AGUILA PL NW (H-11) APPROVED**
19. **15ZHE-80209**      **Project#**      **BARBARA M. CALIXTO** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a proposed carport in the front yard setback area for all or a portion of Lot 20, Block 38, Snow Heights Addn zoned R-1, located on **2005 GLORIETA ST NE (H-20) APPROVED**
20. **15ZHE-80210**      **Project#**      **PRIME PROPERTIES, LLC** requests a special exception to Section 14-16-2-16(B)(6) : a **CONDITIONAL USE** to allow a proposed drive up service window in a C-1 zone on a proposed new lot for all or a portion of Lot A-43-A, Town of Atrisco Grant Northeast Unit zoned C-1, located on **3630 COORS BLVD NW (G-11) APPROVED**
21. **15ZHE-80211**      **Project#**      **ROBERT FOLLO** requests a special exception to Section 14-16-2-11(E)(1) : a **VARIANCE** of 12 ft 8 in to the required 15 ft front yard setback for an existing carport in the front yard setback area for all or a portion of Lot 6, Avalon West zoned R-2, located on **229 AVALON PL NW (K-11) APPROVED**
22. **15ZHE-80216**      **Project#**      **GARY SKIDMORE (DAVID VESICA, AGENT)** requests a special exception to Section 14-16-3-10(E)(3)(b) : a **VARIANCE** of 6 ft to the required 6 ft east and west side landscape buffer for all or a portion of Lot G, Block 16, Mesa Del Norte Addn zoned C-2, located on **7515 LOMAS BLVD NE (J-19) APPROVED**

23. **15ZHE-80219** **Project# 1010569** **JOEL JACOBSEN & CARLA BEAUCHAMP** requests a special exception to Section 14-16-2-6(B)(3) : a **CONDITIONAL USE** to allow a proposed carport in the required side setback area for all or a portion of Lot 1, Block 3, McDuffie Place Addn Unit 3 zoned R-1, located on **3326 MACKLAND AV NE (J-16) APPROVED**
24. **15ZHE-80212** **Project# 1010564** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP** : a **VARIANCE** request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1A for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) APPROVED WITH CONDITIONS**
25. **15ZHE-80228** **Project# 1010564** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1)** : a **VARIANCE** request of .25 to the max .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1A for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) DENIED**
26. **15ZHE-80213** **Project# 1010565** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP** : a **VARIANCE** request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1D for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) APPROVED WITH CONDITIONS**
27. **15ZHE-80229** **Project# 1010565** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1)** : a **VARIANCE** request of .25 to the max .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1D for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) DENIED**
28. **15ZHE-80214** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP** : a **VARIANCE** request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) APPROVED WITH CONDITIONS**
29. **15ZHE-80215** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP** : a **VARIANCE** request of 5ft to the required 15ft rear setback to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) APPROVED WITH CONDITIONS**
30. **15ZHE-80226** **Project# 1010566** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1)** : a **VARIANCE** request of .25 to the max allowed .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1C for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) DENIED**
31. **15ZHE-80217** **Project# 1010568** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 **UNIVERSITY NEIGHBORHOODS SDP** : a **VARIANCE** request of 10 ft to the required 20 ft front setback to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16) APPROVED WITH CONDITIONS**

32. **15ZHE-80218** **Project# 1010568** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP : a VARIANCE request of 5ft to the required 15ft rear setback to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16)** **APPROVED WITH CONDITIONS**
33. **15ZHE-80227** **Project# 1010568** **LISA ALLEN-URREA (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 71 UNIVERSITY NEIGHBORHOODS SDP (6)(A)(1) : a VARIANCE request of .25 to the max allowed .5 floor area ratio to allow a proposed new townhome on a proposed new lot 1B for all or a portion of Lot 1&2, Block 10, University Heights zoned SU-2 DR, located on **202 CORNELL DR SE (K-16)** **DENIED**