



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, September 21, 2021 9:00 A.M.

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*Robert Lucero, 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 The Planning Dept. at (505) 924-3894.

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## **PLEASE ADDRESS ALL CORRESPONDENCE TO:**

**Robert Lucero, Esq., Zoning Hearing Examiner at [suzannasanchez@cabq.gov](mailto:suzannasanchez@cabq.gov)**

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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.

## INTERPRETER NEEDED:

- |                  |                                |   |
|------------------|--------------------------------|---|
| 1. VA-2021-00289 | Project#<br>PR-2021-<br>005747 | Jose A Rodriguez Nunez requests a permit-wall or fence-major for Lot 7, Block 4, Country Squire, located at 1101 93rd St SW, zoned R-1B [Section 14-16-5-7-D] |
|------------------|--------------------------------|---|

2. VA-2021-00290      Project#  
PR-2021-  
005747      Jose A Rodriguez Nunez requests a variance of 3 ft to the 3 ft required wall height on a corner/front yard for Lot 7, Block 4, Country Squire, located at 1101 93rd St SW, zoned R-1B [Section 14-16-5-7-D]
3. VA-2021-00300      Project#  
PR-2021-  
005794      Irene Becerra-Lozano requests a permit-wall or fence-major for Lot 7, Block 7, La Mesa, located at 225 Chama St NE, zoned R-T [Section 14-16-5-7-D]
4. VA-2021-00301      Project#  
PR-2021-  
005802      Modesta Esparza requests a permit-wall or fence-major for Lot A, Block 4, Winona Addn, located at 4112 Los Tomases Dr NW, zoned R-1B [Section 14-16-5-7-D]
5. VA-2021-00303      Project#  
PR-2021-  
005802      Modesta Esparza requests a variance of 3 ft to the 3 ft maximum wall height for Lot A, Block 4, Winona Addn, located at 4112 Los Tomases Dr NW, zoned R-1B [Section 14-16-5-7-D]

**NEW BUSINESS:**

6. VA-2021-00316      Project#  
PR-2021-  
005834      City of Albuquerque Family and Community Services (Agent, Consensus Planning) requests a conditional use to allow an overnight shelter for Lot A1A1A/Lovelace Hospital, Lovelace Hospital, located at 5400 Gibson BLVD SE, zoned MX-H [Section 14-16-4-2]
7. VA-2021-00317      Project#  
PR-2021-  
005834      City of Albuquerque Family and Community Services (Agent, Consensus Planning) requests a conditional use to allow an overnight shelter for Lot 1, Swift Addn, located at 5006 Gibson BLVD SE, zoned MX-H [Section 14-16-4-2]
8. VA-2021-00054      Project#  
PR-2021-  
005169      Brittany Love (Agent, Teresa King) requests a variance of 5 feet to the required 10 foot front yard setback for Lot 266-A, MRGCD Map 38, located at 2311 Hollywood Ave NW, zoned R-1A [Section 14-16-2-3(B)]
9. VA-2021-00055      Project#  
PR-2021-  
005169      Brittany Love (Agent, Teresa King) requests a variance of 5 feet to the required 10 feet rear yard setback for Lot 266-A, MRGCD Map 38, located at 2311 Hollywood Ave NW, zoned R-1A [Section 14-16-2-3(B)]
10. VA-2021-00285      Project#  
PR-2021-  
005729      Magic Kitchen, LLC requests a variance of 3 ft to the required 3 ft wall height in the front yard for Lot 32 SWLY portion of, Block 32, Virginia Place Addn, located at 5701 Gibson Blvd SE, zoned MX-L [Section 14-16-5-7-D]
11. VA-2021-00286      Project#  
PR-2021-  
005730      Dionicio Armijo requests a variance of 3 ft to the 3 ft required wall height for a solid wall on a corner side yard for Lot 1, Block 7, Boyds Addn, located at 6200 Prairie Ave NE, zoned R-1C [Section 14-16-5-7-D]

12. VA-2021-00287      Project#  
PR-2021-  
005730      Dionicio Armijo requests a permit-wall or fence-major for Lot 1, Block 7, Boyds Addn, located at 6200 Prairie Ave NE, zoned R-1C [Section 14-16-5-7-D]
13. VA-2021-00293      Project#  
PR-2021-  
005767      Array Technologies, Inc. (Agent, Joel Loes) requests a variance for a 6 foot fence for Lot B1B1A1, ABQ Industrial Park Site, located at 3901 Midway PL NE, zoned NR-BP [Section 14-16-5-7-D]
14. VA-2021-00294      Project#  
PR-2021-  
005774      Kenneth Reaves requests a variance of 10 feet to the required 20 feet front yard setback for Lot 11, Block 5, Wells Sandia Manor, located at 307 Camino De La Sierra NE, zoned R-1D [Section 14-16-5-1]
15. VA-2021-00295      Project#  
PR-2021-  
005775      Integrity Investments, LLC (Agent, Jesus Sandoval) requests a permit-wall or fence-major for Lot 21, Block 11, La Mesa Addn 2, located at 322 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]
16. VA-2021-00296      Project#  
PR-2021-  
005775      Integrity Investments, LLC (Agent, Jesus Sandoval) requests a variance for a 6 foot wall/fence for Lot 21, Block 11, La Mesa Addn 2, located at 322 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]
17. VA-2021-00297      Project#  
PR-2021-  
005775      Integrity Investments, LLC (Agent, Jesus Sandoval) requests a permit-wall or fence-major for Lot 22, Block 11, La Mesa Addn 2, located at 326 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]
18. VA-2021-00298      Project#  
PR-2021-  
005775      Integrity Investments, LLC (Agent, Jesus Sandoval) requests a variance for a 6 foot wall/fence for Lot 22, Block 11, La Mesa Addn 2, located at 326 Alcazar ST SE, zoned MX-M [Section 14-16-5-7-D]
19. VA-2021-00299      Project#  
PR-2021-  
005788      Carmella Properties LLC (Agent, Kevin Martinez) requests a conditional use to allow outdoor vehicle storage for Lot 216, Town of Atrisco Grant Airport Unit, located at 901 64<sup>th</sup> ST NW, zoned NR-C [Section 14-16-4-2]
20. VA-2021-00304      Project#  
PR-2021-  
005804      Donna and Hugh Kelley request a permit-wall or fence-major for Lot 769, Block 39, Atrisco Village Unit 3A of Hoffman City, located at 10209 De Trevis ST SW, zoned R-1C [Section 14-16-5-7-D]
21. VA-2021-00305      Project#  
PR-2021-  
005805      Dr. Richard and Karen Hammer (Agent, American Legion Post 99, Dean Johnson) requests a conditional use to allow a club in an MX-T zone for Lots 1-9 and 28-36, Block 26, Valley View Addn, located at 4500 Silver Ave SE, zoned MX-T [Section 14-16-4-2]
22. VA-2021-00307      Project#  
PR-2021-  
005808      Alan and Dorothea Spafford (Agent, Tripp Steele) requests a conditional use to allow auto sales for Lot 7A, Block 5, Enchanted Mesa, located at 11715 Menaul Blvd NE, zoned MX-L [Section 14-16-4-2]

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| 23. | VA-2021-00308 | Project#<br>PR-2021-<br>005818 | Daniel H & Laryssa Monaghan (Agent, Oscar Mendoza) request a variance of 3ft 6in to the 15 feet required rear yard setback for Lot 49, Block 3, Prairie Ridge Unit 6, located at 4337 Rabbit Brush Ave NW, zoned R-1B [Section 14-16-5-1] |
| 24. | VA-2021-00309 | Project#<br>PR-2021-<br>005822 | Edward Rossol requests a permit to allow a carport for Lot 19, Block 22, Monterey Hills Addn No 2, located at 2925 Santa Cruz Ave SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)]   |
| 25. | VA-2021-00311 | Project#<br>PR-2021-<br>005827 | Eric Stebbens & Maggie Hart (Agent, Michelle Negrette) request a permit-wall or fence-major for Lot 1, Block 12, Loma Vista Addn, located at 1000 Richmond Dr NE, zoned R-1B [Section 14-16-5-7-D]  |
| 26. | VA-2021-00312 | Project#<br>PR-2021-<br>005827 | Eric Stebbens & Maggie Hart (Agent, Michelle Negrette) request a variance to allow a 5ft solid wall for Lot 1, Block 12, Loma Vista Addn, located at 1000 Richmond Dr NE, zoned R-1B [Section 14-16-5-7-D]                                |
| 27. | VA-2021-00313 | Project#<br>PR-2021-<br>005828 | Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3 ft to the 3 ft maximum wall height for Lot 12, Block 12, Bel Air, located at 4907 Menaul Blvd NE, zoned MX-M [Section 14-16-5-7-D]                             |
| 28. | VA-2021-00320 | Project#<br>PR-2021-<br>005828 | Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3ft to the 3ft maximum wall height for Lot 11, Block 12, Bel Air, located at 4907 Menaul BLVD NE, zoned MX-M [Section 14-16-5-7-D]                               |
| 29. | VA-2021-00321 | Project#<br>PR-2021-<br>005828 | Patricia and James Santistevan (Agent, NM Zoning) requests a variance of 3ft to the 3ft maximum wall height for Lot 8-10, Block 12, Bel Air, located at 4913 Menaul BLVD NE, zoned MX-M [Section 14-16- 5-7-D]                            |
| 30. | VA-2021-00314 | Project#<br>PR-2021-<br>005829 | Vincent Sanchez requests a permit to allow a carport for Lot 7, Block 3, Rackheath Park Addn No 1, located at 9421 Arvilla Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]  |
| 31. | VA-2021-00315 | Project#<br>PR-2021-<br>005829 | Vincent Sanchez requests a permit to allow a carport for Lot 7, Block 3, Rackheath Park Addn No 1, located at 9421 Arvilla Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]  |
| 32. | VA-2021-00318 | Project#<br>PR-2021-<br>005835 | Gloria G. Gonzales & Amanda L. Krumbach request a permit for a carport in the front yard setback for Lot 12, Block 7, Swearingen & Marberry, located at 1409 Cagua DR NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]                         |
| 33. | VA-2021-00319 | Project#<br>PR-2021-<br>005836 | India Vigil (Agent, Robert Curtis) requests a permit-wall or fence-major for Lot 9, Block 10, Loma Vista Addn, located at 1017 Lafayette Dr NE, zoned R-1B [Section 14-16-5-7-D]  |

34.	VA-2021-00322	Project# PR-2021- 005841	Josephine & Evelyn Bustos request a permit-wall or fence-major for Lot 21, Block D, Lavaland Addn, located at 340 57th St NW, zoned R-1B [Section 14-16-5-7-D]
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