



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 20, 2022 9:00 A.M.

Join Zoom Meeting  
<https://cabq.zoom.us/j/7044490999>  
**Meeting ID: 704 449 0999**  
 One tap mobile  
 +1-669-900-6833,,7044490999# US (San Jose)  
 +1-253-215-8782,,7044490999# US (Tacoma)  
 Dial by your location  
 +1 669 900 6833 US (San Jose)  
 +1 253 215 8782 US (Tacoma)  
 +1 346 248 7799 US (Houston)  
 +1 646 558 8656 US (New York)  
 +1 301 715 8592 US (Germantown)  
 +1 312 626 6799 US (Chicago)  
 Meeting ID: 704 449 0999  
 Find your local number: <https://cabq.zoom.us/u/a2s7T1dnA>

*Robert Lucero, Esq., Zoning Hearing Examiner*  
*Lorena Patten-Quintana, ZHE Planner*  
*Suzie Sanchez, ZHE Administrative Assistant*

\*\*\*\*\*

For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.

\*\*\*\*\*

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

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

\*\*\*\*\*

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-2022-00309 | Project#       | Juan Ruiz (Agent, Ivan Garcia) requests a permit wall/fence major in the front and corner street side for Lot 17, Block 7, Southern Terrace Addn, located at 8204 San Joaquin Ave SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)] <b>APPROVAL</b> |
|    |               | PR-2022-007833 |   |

2. VA-2022-00310      Project#      Juan Ruiz (Agent, Ivan Garcia) requests a variance of 3 ft to the required 3 ft wall height in the front and corner street side for Lot 17, Block 7, Southern Terrace Addn, located at 8204 San Joaquin Ave SE, zoned R-1B [Section 14-16-5-7(D)(1)]      **APPROVAL**
3. VA-2022-00311      Project#      Rosa Delgado requests a variance of 31 inches for a solid wall in the front yard for Lot 5, Block 7, Virginia Place Addn, located at 916 Cardenas BLVD SE, zoned R-1B [Section 14-16-5-7(D)(1)]      **APPROVAL WITH CONDITION**
4. VA-2022-00312      Project#      Rosa Delgado requests a taller wall permit major for Lot 5, Block 7, Virginia Place Addn, located at 916 Cardenas BLVD SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)]      **APPROVAL**

**OLD BUSINESS:**

5. VA-2022-00167      Project#      Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional use to allow for self-storage for Lot Portion of Lot 1, Block 2, Volcano Cliffs Unit 26, located at 99999 Paseo Del Norte NW, zoned MX-M [Section 14-16-4-3(D)(29)]      **CONTINUANCE**
6. VA-2022-00301      Project#      A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 8 ft to the required 30 ft building height within 100 ft of a regulated lot for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-5-9(C)(1)]      **CONTINUANCE**
7. VA-2022-00302      Project#      A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 6 ft to the required 6 ft step-back from the street façade for Lot 17B, MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-3-4(L)(4)]      **CONTINUANCE**

**NEW BUSINESS:**

8. VA-2022-00313      Project#      Maria Gonzales & Eduviges Munoz (Agent, Dolores Morales) requests a wall permit major in the front yard for Lot 12, Block 39, Eastern Addn, located at 405 Dan Ave SE, zoned MX-L [Section 14-16-5-7(D)(3)(a)]      **APPROVAL WITH CONDITION**
9. VA-2022-00314      Project#      Hilda Herrera (Agent, Olivia Padilla-Jackson) requests a wall/fence permit major in the front yard for Lot 410, MRGCD MAP 41, located at 1407 3rd ST SW, zoned R-ML [Section 14-16-5-7(D)(3)(a)]      **APPROVAL**
10. VA-2022-00315      Project#      Beth Collison & Jason Juback requests a conditional use to allow for an accessory dwelling unit without a kitchen for Lot 4, Block 21, Country Club Addn First Extension North, located at 1608 Sigma Chi RD NE, zoned R-1D [Section 14-16-4-3(F)(5)(g)]      **APPROVAL**

- |     |               |                                |  |
|-----|---------------|--------------------------------|--|
| 11. | VA-2022-00316 | Project#<br>PR-2022-<br>007838 | New Creation Albuquerque Church requests a variance of 3 feet to the required 3 feet wall height in the front yard for Lot A, Cox Addn, located at 8016 Zuni RD SE, zoned MX-L [Section 14-16-5-7(D)(1)] <b>APPROVAL</b>   |
| 12. | VA-2022-00318 | Project#<br>PR-2022-<br>007839 | Colin Sleeper & Jeffrey Sleeper requests a Conditional Use for Accessory Dwelling Unit with a Kitchen for Lot A, Block 1, Loma Linda, located at 1612 Vassar DR SE, zoned R-1B [Section 14-16-4-3(F)(5)(g)]<br><b>APPROVAL WITH CONDITION</b>  |
| 13. | VA-2022-00319 | Project#<br>PR-2022-<br>007840 | Mia Touchet And Michael Shiller (Agent, Michelle Negrette) requests a permit-carport for Lot 3, Block 45, Parkland Hills Addn, located at 806 Carlisle Place SE, zoned R-1D [Section 14-16-5-5(F)(2)(a)(3)(b)]<br><b>APPROVAL WITH CONDITION</b>                                     |
| 14. | VA-2022-00320 | Project#<br>PR-2022-<br>007840 | Mia Touchet And Michael Shiller (Agent, Michelle Negrette) requests a permit wall/fence major in the front and corner street side for Lot 3, Block 45, Parkland Hills Addn, located at 806 Carlisle Place SE, zoned R-1D [Section 14-16-5-7(D)(3)(a)] <b>APPROVAL WITH CONDITION</b> |
| 15. | VA-2022-00321 | Project#<br>PR-2022-<br>007841 | Carla Caletti requests a variance of 2-foot 4 inch to the required 15-foot rear yard setback for Lot 2, Navajo Addn Replat Of Lot 13, located at 1125 12th ST NW, zoned R-1A [Section 14-16-3-4(M)(3)] <b>APPROVAL WITH CONDITION</b>  |
| 16. | VA-2022-00322 | Project#<br>PR-2019-<br>003030 | Trevor Reed (Agent, Corey Rivas) requests a conditional use for cannabis retail within 600-feet of another cannabis retail for Lot C, Boghs Addn, located at 1011 4 <sup>TH</sup> ST NW, zoned MX-L [Section 14-16-4-3(D)(35)(c)]<br><b>APPROVAL</b>                                 |
| 17. | VA-2022-00325 | Project#<br>PR-2022-<br>007853 | Ali Ashabi (Agent, Melissa Mota) requests a conditional use for nicotine smoke shop in an MX-L zone for Lot C1, Heritage Marketplace, located at 1800 Unser Blvd NW, zoned MX-L [Section 14-16-4-3(D)(40)]<br><b>WITHDRAWN</b>   |