



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, February 15, 2022 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.  
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NEW BUSINESS:

1. VA-2022-00001      Project#  
PR-2022-  
006412      Anna Sawtelle-Lipp & Robert Mason request a permit-carport in the front yard for Lot 27, Block 2, Pioneer Estates, located at 5341 Gold Rush DR NW, zoned R-T [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
2. VA-2022-00005      Project#  
PR-2020-  
003904      Sonata Green, LLC/ John Murtagh (Agent, Consensus Planning) requests a conditional use to locate dwelling units on the ground floor in the Volcano Heights Urban Center for Lot 3, The Trails Unit 4, located at 99999 Avenida de Jaimito NW, zoned MX-M [Section 14-16-4-3(B)(8)(g)] **APPROVAL**
3. VA-2022-00006      Project#  
PR-2020-  
003904      Sonata Green, LLC/ John Murtagh (Agent, Consensus Planning) requests a conditional use to locate dwelling units on the ground floor in the Volcano Heights Urban Center for Lot 4, The Trails Unit 4, located at 99999 Avenida de Jaimito NW, zoned MX-M [Section 14-16-4-3(B)(7)(g)] **APPROVAL**

### OLD BUSINESS:

4. VA-2021-00423      Project#  
PR-2021-  
006294      James Bryant requests a taller wall permit major for Lot 2, McDougall Addn, located at 1225 Headingly Ave NW, zoned R-1B [Section 14-16-5-7-(D)(3)(g)] **APPROVAL**
5. VA-2021-00435      Project#  
PR-2021-  
006306      Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 ft to the 3 ft solid wall height in the front yard for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(1)] **APPROVAL**
6. VA-2021-00437      Project#  
PR-2021-  
006306      Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 ft to the 3 ft solid wall height in the side yard for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(1)] **APPROVAL**
7. VA-2021-00438      Project#  
PR-2021-  
006306      Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a permit for a taller court yard wall major for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(3)(g)] **WITHDRAWN**

### NEW BUSINESS:

8. VA-2021-00449      Project#  
PR-2021-  
006330      Samuel Jacob Reynolds (Agent, Dave Bennett) requests a permit for a taller court yard wall major for Lot 20, Block 14, Broadmoor Addn, located at 4200 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **DENIAL**

9. VA-2022-00016 Project# PR-2021-006330 Samuel Jacob Reynolds (Agent, Dave Bennett) requests a a variance of 2 ft 9 inches to allow for a courtyard wall in the side yard setback for Lot 20, Block 14, Broadmoor Addn, located at 4200 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(1)] **APPROVAL**
10. VA-2022-00002 Project# PR-2022-006413 ARCP MD Albuquerque NM, LLC c/o CIM Group, LLC (Agent, Consensus Planning) requests a conditional use to allow for an outdoor animal run in an MX-L zone for Lot 3A, Ventura Place, located at 8850 Holly Ave NE, zoned MX-L [Section 14-16-4-3(F)(13)] **APPROVAL**
11. VA-2022-00008 Project# PR-2022-006427 Greg Fisher (Agent, Gilbert Austin) requests a carport permit in the front yard for Lot 9, Block 76A, Princess Jeanne Park Addn, located at 1600 Muriel ST NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)] **APPROVAL**
12. VA-2022-00009 Project# PR-2022-006429 Emily Brudenell requests a taller wall permit major for Lot 113, Victory Addn. No. 3, located at 2722 San Joaquin AVE SE, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
13. VA-2022-00010 Project# PR-2022-006430 Ginger Sosa requests a permit wall or fence major for Lot 3, Block H, Eastern Addn, located at 1105 Broadway BLVD SE, zoned MX-L [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**
14. VA-2022-00011 Project# PR-2022-006430 Ginger Sosa requests a variance of 3 ft to the required 3 ft maximum wall height to allow a 6 ft solid wall in the front yard for Lot 3, Block H, Eastern Addn, located at 1105 Broadway BLVD SE, zoned MX-L [Section 14-16-5-7(D)] **DENIAL**
15. VA-2022-00012 Project# PR-2022-006451 Joey Castillo (Agent, Stephen Arguellos) requests a variance of 0.2254 acres to combine 3 lots for a lot larger than the contextual lot size allows for Lot A24, Block 4, Vista Magnifica, located at 1748 Cliffside DR NW, zoned R-T, Section 14-16-5-5(C)(2)(b)(3)] **DENIAL**
16. VA-2022-00013 Project# PR-2022-006451 Joey Castillo (Agent, Stephen Arguellos) requests a variance of 0.2254 acres to combine 3 lots for a lot larger than the contextual lot size allows for Lot A25, Block 4, Vista Magnifica, located at 1752 Cliffside DR NW, zoned R-T, Section 14-16-5-5(C)(2)(b)(3)] **DENIAL**
17. VA-2022-00014 Project# PR-2022-006451 Joey Castillo (Agent, Stephen Arguellos) requests a variance of 0.2254 acres to combine 3 lots for a lot larger than the contextual lot size allows for Lot A26, Block 4, Vista Magnifica, located at 1756 Cliffside DR NW, zoned R-T, Section 14-16-5-5(C)(2)(b)(3)] **DENIAL**