



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, May 17, 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.

## OLD BUSINESS:

- |    |               |                            |                                                                                                                                                                                                         |
|----|---------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | VA-2022-00049 | Project#<br>PR-2022-006682 | Victoria Otero requests a permit for a taller wall permit-major in the front yard setback for Lot 23, Los Tomases Addn, located at 741 Cordova PL NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)]           |
| 2. | VA-2022-00051 | Project#<br>PR-2022-006682 | Victoria Otero requests a variance of 3 ft to allow for a 6 ft wood fence in the front yard setback for Lot 23, Los Tomases Addn, located at 741 Cordova PL NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] |

## NEW BUSINESS:

3. VA-2022-00073      Project#  
PR-2022-006809      Daniel Guzman requests a variance of 5 ft to the required 10 ft corner street side yard setback for Lot 8, Block 15, Palisades, located at 1020 Riverview PL NW, zoned R-1C [Section 14-16-5(C)(1)]
4. VA-2022-00088      Project#  
PR-2022-006809      Daniel Guzman requests a variance of 3 ft to allow for a 6 ft solid wall in the corner street side yard for Lot 8, Block 15, Palisades, located at 1020 Riverview PL NW, zoned R-1C [Section 14-16-5-7(D)(1)]
5. VA-2022-00089      Project#  
PR-2022-006809      Daniel Guzman requests a wall permit major for a taller wall for Lot 8, Block 15, Palisades, located at 1020 Riverview PL NW, zoned R-1C [Section 14-16-5-7(D)(1)]
6. VA-2022-00074      Project#  
PR-2022-006810      Theresa Herron requests a taller wall permit major for Lot 1, Block 9, Albright & Moore Addn, located at 1519 Los Tomases DR NW, zoned R-1A [Section 14-16-5-7(D)(3)(g)]
7. VA-2022-00075      Project#  
PR-2022-006811      Rodolfo Alvarado Ocon requests a conditional use to allow for a family home daycare for Lot 7, Block 4, Whispering Pointe Unit 3, located at 527 Whisper DR SW, zoned R-1A [Section 14-16-4-3(F)(7)]
8. VA-2022-00076      Project#  
PR-2022-006812      Robert & Jordyn Ridenour request a variance of 3 ft to the required 3 ft wall height for Lot 24, Block 54A, Four Hills Village, located at 1709 Conestoga DR SE, zoned R-1D [Section 14-16-5-7(D)(1)]
9. VA-2022-00077      Project#  
PR-2019-002751      JMDH Real Estate of Albuquerque, LLC (Agent, David Fellenstein-ADA Architects, Inc.) request a variance of 25 ft to the required 25 ft landscape buffer for Lot A-1, Truck Stop Plaza, located at 1901 Menaul BLVD NE, zoned NR-LM [Section 14-16-5-6(E)]
10. VA-2022-00078      Project#  
PR-2022-006813      Lesard Enterprises Ltd LP (Agent, Saif Thobhani) requests a conditional use to allow for nicotine retail as a primary use zoned MX-M and within 500 ft of a residential zone for Lot Sproul - Elmer Survey, Sproul - Elmer C Survey, located at 2529 San Mateo BLVD NE, zoned MX-M [Section 14-16-4-3(D)(40)(b)&(e)]
11. VA-2022-00080      Project#  
PR-2022-006815      Una Esquina LLC (Agent, Consensus Planning) requests a conditional use to allow for the retail of cannabis located within 600 ft of another cannabis retail establishment for Lot 3, Block 2, Bel Air, located at 2837 San Mateo BLVD NE, zoned MX-L [Section 14-16-4-3(D)(35)(c)]
12. VA-2022-00082      Project#  
PR-2022-006817      Kinsella Investment Company, LLC. (Agent, Matt Chadwick) requests a conditional use to allow cannabis retail within 600 feet of another cannabis retail for Lot A, Block 14, Miramontes Park Unit 1, located at 5715 Menaul BLVD NE, zoned MX-M [Section 14-16-4-3(D)(35)(c)]

13. VA-2022-00083      Project#  
PR-2022-  
006818      Uptown Park Place LLC- Michael Cohn requests a variance of 5 ft to the allowable 3 ft wall at the street side yard for Lot C, Jeannedale Unit 2A, located at 6200 Indian School RD NE, zoned MX-H [Section 14-16-5-7(D)(1)]
14. VA-2022-00084      Project#  
PR-2022-  
006819      Robert Alexander (Agent, Gilbert Austin) requests for a carport permit in the front yard for Lot 31, Block 18, Mesa Arriba, located at 10109 Toltec RD NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)]
15. VA-2022-00085      Project#  
PR-2022-  
006820      Michele Worm requests a carport permit in the side yard for Lot 3-P1, Plaza Escondido, located at 6308 Blueberry LA NW, zoned R-1D [Section 14-16-5-5(F)(2)(a)3]
16. VA-2022-00086      Project#  
PR-2022-  
006821      Greg & Yvette Carabajal (Agent, Arch+Plan Land Use Consultants) requests a variance of 3 ft to the required 3 ft wall height for Lot A-2, Longfield Addn, located at 10605 Central Ave NE, zoned MX-H [Section 14-16-5-7(D)(1)]
17. VA-2022-00087      Project#  
PR-2022-  
006822      Greg Carabajal (Agent, Arch+Plan Land Use Consultants) requests a variance of 3 ft to the required 3 ft wall height for Lot A1, Longfield Addn, located at 10625 Central Ave NE, zoned MX-H [Section 14-16-5-7(D)(1)]
18. VA-2022-00090      Project#  
PR-2022-  
006857      Anthony Grijalra (Agent, Gilbert Austin) requests a carport permit in the front yard for Lot 3, Block 5, Gardner Addn, located at 4508 3<sup>rd</sup> ST NW, zoned R-1C [Section 14-16-5-5(F)(2)(a)3]
19. VA-2022-00092      Project#  
PR-2022-  
006879      Catherine Lukes requests a variance of 3 ft to allow for a 6 ft solid wall street side for Lot 19, Block 25, Huning Castle Addn, located at 1401 Kit Carson Ave SW, zoned R-1C [Section 14-16-5-7(D)(1)]
20. VA-2022-00093      Project#  
PR-2022-  
006879      Catherine Lukes requests a permit major for a taller courtyard wall for Lot 18, Block 25, Huning Castle Addn, located at 1401 Kit Carson Ave SW, zoned R-1C [Section 14-16-5-7(D)(3)(g)]