



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, November 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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**INTERPRETER NEEDED:**

- |                  |                         |   |
|------------------|-------------------------|---|
| 1. VA-2022-00208 | Project# PR-2022-007419 | Candelaria Pacheco requests a conditional use to allow for a family home daycare for Lot Parcel 2/16, Block 18, Four Hills Mobile Homes Park, located at 12309 Doe LA SE, zoned R-MC [Section 14-16-4-3(F)(7)] <b>WITHDRAWN</b> |
|------------------|-------------------------|---|

**OLD BUSINESS:**

2. VA-2022-00167      Project#      Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional  
PR-2019-      use to allow for self-storage for Lot Portion of Lot 1, Block 2, Volcano Cliffs  
002663      Unit 26, located at 99999 Paseo Del Norte NW, zoned MX-M [Section 14-16-  
4-3(D)(29)] **CONTINUANCE**
3. VA-2022-00249      Project#      Lary Garcia requests a variance to be 3 foot to the required 10 foot corner  
PR-2022-      side yard setback for Lot 16, Block F, Prairie Ridge Unit 1, located at 4609  
007577      Prairie View RD NW, zoned R-1B [Section 14-16-5-1(C)(1)] **APPROVAL**
4. VA-2022-00250      Project#      Amber Archibeque & Angela Gordon request a wall permit major in the front  
PR-2022-      yard for Lot 15, Block 4, Prairie Ridge Unit 3, located at 4841 Galleta RD  
007578      NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)] **APPROVAL**
5. VA-2022-00251      Project#      Amber Archibeque & Angela Gordon request a variance of 3 feet to allow a  
PR-2022-      6-foot solid wall in the front yard for Lot 15, Block 4, Prairie Ridge Unit 3,  
007578      located at 4841Galleta RD NW, zoned R-1B [Section 14-16-5-7(D)(1)]  
**APPROVAL**

## NEW BUSINESS:

6. VA-2022-00272      Project#      Jon Van Gaasbeek requests a variance to be 5 ft to the required 10 ft side  
PR-2022-      yard setback for Lot 10, Block 21, Parkland Hills Addn, located at 806  
007691      Ridgecrest DR SE, zoned R-1D [Section 14-16-5-1(C)(1)] **APPROVAL**
7. VA-2022-00273      Project#      Esmail Haidari requests a variance of 18 inches into the required 5 ft  
PR-2022-      setback for Lot 90, Block 0, Antelope Run Phase 3, located at 12008 Gazelle  
007692      PL NE, zoned R-1B [Section 14-16-5-1(C)(1)] **APPROVAL**
8. VA-2022-00274      Project#      Eric Neill requests a conditional use to allow for an attached accessory  
PR-2022-      dwelling unit without a kitchen for Lot 19, Block 11, Highlands North Addn  
007693      Unit 2, located at 7508 Osuna RD NE, zoned R-1D [Section 14-16-4-2-1]  
**WITHDRAWN**
9. VA-2022-00275      Project#      Joe Ortiz requests a wall permit major for a fence in the front yard for Lot 25,  
PR-2022-      Los Tomases Addn, located at 724 Cordova PL NW, zoned R-1B [Section  
007694      14-16-5-7(D)(3)(a)(2)] **APPROVAL WITH CONDITION**
10. VA-2022-00276      Project#      Joe Ortiz requests a variance of 3 ft to the required 3 ft wall height in the  
PR-2022-      front yard for Lot 25, Los Tomases Addn, located at 724 Cordova PL NW,  
007694      zoned R-1B [Section 14-16-5-7(D)(1)] **DENIED**
11. VA-2022-00278      Project#      Jaemes Shanley & Noreen Bladergroen requests a permit carport for Lot 1,  
PR-2022-      Block 15, Farr-Fredrick A Addn, located at 1200 Arizona ST NE, zoned R-1C  
007698      [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
12. VA-2022-00279      Project#      Garcia Airway Holdings LLC (ED) requests a variance of 3 ft 5 inches to the  
PR-2022-      allowed 6 ft 6-inch fence in the front and street side yard for Lots 3, 4, 5, 6,  
007700      7, 8, Block 18, Armijo-Francisco, located at 816 1<sup>ST</sup> ST NW, zoned MX-FB-  
UD [Section 14-16-5-7(D)(1)] **APPROVAL**

13. VA-2022-00280 Project# Julio C Perez requests a variance of 3 ft to allow for a 6 ft fence in the front and street side yard for Lot 1A, Block 125, Snow Heights Addn, located at 1900 Eubank Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**  
PR-2022-007702
14. VA-2022-00281 Project# Karl and Tamara Ney requests a taller wall permit major for Lot 8, Block 3A, Loma Del Norte Addn Unit 7, located at 8104 Eddy Ave NE, zoned R-1C [Section 14-16-5-7(D)(3)] **APPROVAL**  
PR-2022-007703
15. VA-2022-00282 Project# Karl and Tamara Ney requests a variance of 5 ft to the required 3 ft wall height in the front yard for Lot 8, Block 3A, Loma Del Norte Addn Unit 7, located at 8104 Eddy Ave NE, zoned R-1C [Section 14-16-5-7(D)(1)] **APPROVAL**  
PR-2022-007703
16. VA-2022-00284 Project# Acropolis Development, LLC-Attn: Acropolis Condo Assoc Inc. (Agent, Michael Sanchez) requests a conditional use for licensed on-site cannabis consumption for Lots 8 to 12, Block 9, Original Town Site of ABQ, located at 220 Copper Ave NW, zoned MX-FB-UD [Section 14-16-4-3(D)(35)(i)] **APPROVAL**  
PR-2022-007705
17. VA-2022-00285 Project# David Stryker & Reynis Lee (Agent, T2 Construction, Tom Nelson) requests a permit carport for Lot 1, Monie-Andrew, located at 1500 15<sup>th</sup> ST NW, zoned R-1A [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**  
PR-2022-007706
18. VA-2022-00286 Project# Alex Horton, B3 Development LLC (Agent, Improve Group, Jared Winchester) requests a variance of 10 ft to the required 15 ft edge buffer landscaping for Lot 1, Block 4, Esperanza Addn, located at 1000 San Mateo Blvd SE, zoned MX-L [Section 14-16-5-6(E)(2)] **APPROVAL**  
PR-2022-006657
19. VA-2022-00287 Project# Angela D & Eremita Raymie Vigil request a variance for 10ft to the 20ft required driveway for Lot 17, Block 7, Victory Addn First Unit Of, located at 2714 Santa Clara Ave SE, zoned R-1B [Section 14-16-5-3(C)(3)(b)] **APPROVAL**  
PR-2022-007707
20. VA-2022-00288 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 ft to the 3 ft required fence height in the front yard for Lots 7-9, Block 1, University Heights, located at 118 Yale Blvd SE, zoned PD [Section 14-16-5-7(D)(1)] **APPROVAL**  
PR-2022-007708
21. VA-2022-00289 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 ft to the 3 ft required fence height in the front yard for Lots 10, Block 1, University Heights, located at 120 Yale Blvd SE, zoned PD [Section 14-16-5-7(D)(1)] **APPROVAL**  
PR-2022-007708
22. VA-2022-00290 Project# Raynard Struck (Agent, Arch + Plan Land Use Consultants, LLC, Derrick Archuleta) requests a variance of 5 ft to the required 10 ft interior side yard setback for Lot 4, Block B1, Netherwood Park 2ND Replat, located at 2301 Cutler Ave NE, zoned R-1D [Section 14-16-5-1(C)(1)] **APPROVAL**  
PR-2022-007709
23. VA-2022-00291 Project# Diana Robles requests a taller court yard wall permit major for Lot 13, Block 3, El Rancho Atrisco Unit 10, located at 3209 Vista Maravillosa NW, zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)] **APPROVAL**  
PR-2022-007715

24. VA-2022-00292 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 feet to the required 3 feet fence height in the front yard for Lot 16A, Block 1, University Heights, located at 135 Harvard DR SE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**
25. VA-2022-00293 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 feet to the required 3 feet fence height in the front yard for Lot 15, Block 1, University Heights, located at 139 Harvard DR SE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**
26. VA-2022-00294 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 feet to the required 3 feet fence height in the front yard for Lot 14, Block 1, University Heights, located at 143 Harvard DR SE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**
27. VA-2022-00295 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 feet to the required 3 feet fence height in the front yard for Lot 13, Block 1, University Heights, located at 147 Harvard DR SE, zoned MX-L [Section 14-16-5-7(D)(1)] **APPROVAL**
28. VA-2022-00296 Project# DXD Capital (Agent, Jessica Lawlis, Dekker, Perich, Sabatini) requests a conditional use to allow for the self-storage in an MX-L zone for Lot A2A, Ventura Plaza, located at 8041 Ventura ST NE, zoned MX-L [Section 14-16-4-2-1] **APPROVAL**
29. VA-2022-00297 Project# DXD Capital (Agent, Jessica Lawlis, Dekker, Perich, Sabatini) requests a variance of 14 spaces to the total required 29 spaces for off-street parking for Lot A2A, Ventura Plaza, located at 8041 Ventura ST NE, zoned MX-L [Section 14-16-5-5(C)(2)] **WITHDRAWN**
30. VA-2022-00298 Project# Central United Methodist Church of Albuquerque (Agent, Maurice Ikle) requests a variance of 3 ft to the required 3 ft view fence height in the front yard for Lot C1a1A, Block 15-16, Brownwell & Lails Highland Addn, located at 201 University Blvd NE, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**
31. VA-2022-00299 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 ft to the required 3 ft fence height in the front yard for Lot 1, Block 1, University Heights, located at 2206 Central Ave SE, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**
32. VA-2022-00300 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 3 ft to the required 3 ft fence height in the front yard for Lot 10, Block 2, Buena Vista Heights, located at 2138 (2134) Gold Ave SE, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**
33. 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**

34. VA-2022-00302      Project#      A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 6 ft to the  
PR-2022-      required 6 ft step-back from the street façade for Lot 17B, MRGCD Map 35,  
007722      located at 2211 Rio Grande BLVD NW, zoned R-MH [Section 14-16-3-  
4(L)(4)] **CONTINUANCE**
35. VA-2022-00283      Project#      2501 Alamo LLC (Agent, Equiterra Regenerative Design, Kent Beierle)  
PR-2022-      requests a variance of 1 ft 5 inches to allow for a 7 ft 5 inch fence on the  
007704      property line for Lot A9A, Block 2, Airport Industrial Park, located at 2501  
Alamo Ave SE, zoned NR-LM [Section 14-16-5-7(D)] **APPROVAL**