



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 17, 2023 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-2022-00336 | Project#       | Sandra Palma requests a conditional use to allow for a family home daycare for up to 12 children for Lot 5, Block 10, Waggon & Denison Addn, located at 216 General Somervell NE, zoned R-1B [Section 14-16-4-2] | APPROVAL |
|    |               | PR-2022-007950 |  |          |

2. VA-2022-00337      Project#      Margarita Munoz requests a conditional use to allow for a family home  
PR-2022-      daycare for up to 12 children for Lot 7, Binford, located at 1401 Corriz DR  
007952      SW, zoned R-1C [Section 14-16-4-2]      APPROVAL

### OLD BUSINESS:

3. 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
4. VA-2022-00301      Project#      A & F Partners, LLC (Agent, Fritz Eberle) requests a variance of 8 ft to the  
PR-2022-      required 30 ft building height within 100 ft of a regulated lot for Lot 17B,  
007722      MRGCD Map 35, located at 2211 Rio Grande BLVD NW, zoned R-MH  
[Section 14-16-5-9(C)(1)]      CONTINUANCE
5. 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

### NEW BUSINESS:

6. VA-2022-00341      Project#      Kandis Martinez requests a permit fence major in the front yard for Lot 7,  
PR-2022-      Block 18, Albright & Moore Addn, located at 524 Bellamah Ave NW, zoned  
007956      R-1A [Section 14-16-5-7(D)(3)(a)(2)]      APPROVAL
7. VA-2022-00342      Project#      Kandis Martinez requests a variance of 3 ft to the required 3 ft fence height  
PR-2022-      in the front yard for Lot 7, Block 18, Albright & Moore Addn, located at 524  
007956      Bellamah Ave NW, zoned R-1A [Section 14-16-5-7(D)(1)]      DENIAL
8. VA-2022-00343      Project#      Elizabeth Trujillo requests a permit fence major in the front yard for Lot 24,  
PR-2022-      Menaul Place, located at 1313 Phoenix Ave NW, zoned R-1B [Section 14-  
007957      16-5-7(D)(3)(a)(2)]      APPROVAL
9. VA-2022-00344      Project#      Elizabeth Trujillo requests a permit fence major in the front yard for Lot 23,  
PR-2022-      Menaul Place, located at 1313 Phoenix Ave NW, zoned R-1B [Section 14-  
007957      16-5-7(D)(3)(a)(2)]      APPROVAL
10. VA-2022-00345      Project#      Moses Botello requests a variance for 5 ft to the 15 ft rear yard setback for  
PR-2022-      Lot 8, Block 7, Academy Acres Unit, located at 6205 Dungan ST NE, zoned  
007958      R-1C [Section 14-16-5-1(C)(1)]      APPROVAL WITH CONDITONS
11. VA-2022-00346      Project#      Chris & Nicole Pennebaker request a permit carport for Lot 1, Block 14,  
PR-2022-      Rourkes, located at 4705 Summer Ave NE, zoned R-1C [Section 14-16-5-  
007959      5(F)(2)(a)(3)(b)]      APPROVAL

12. VA-2022-00347 Project# Chris & Nicole Pennebaker request a variance to be 10 ft to the required 10  
PR-2022-007959 ft side yard setback for Lot 1, Block 14, Rourkes, located at 4705 Summer Ave NE, zoned R-1C [Section 14-16-5-1(C)(1)] APPROVAL
13. VA-2022-00349 Project# Chris & Nicole Pennebaker request a permit fence major in the front yard for  
PR-2022-007959 Lot 1, Block 14, Rourkes, located at 4705 Summer Ave NE, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)] APPROVAL
14. VA-2022-00350 Project# Chris & Nicole Pennebaker request a variance of 3 ft to the required 3 ft wall  
PR-2022-007959 height in the street side yard for Lot 1, Block 14, Rourkes, located at 4705 Summer Ave NE, zoned R-1C [Section 14-16-5-7(D)(1)] APPROVAL
15. VA-2022-00351 Project# Thomas Tomlinson requests a variance of 1 ft and 6 inches to the required 3  
PR-2022-007960 ft setback for a carport for Lot 24, Block 3, Country Club Addn, located at 1400 Marquette PL NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(c)] APPROVAL
16. VA-2022-00352 Project# Sergio Valles requests a variance of 3 ft to the required 3 ft fence height on  
PR-2022-007962 the street side yards for Lot 11A, Block 2, La Mesa, located at 7209 Central AVE NE, zoned MX-M [Section 14-16-5-7(D)(1)] APPROVAL
17. VA-2022-00353 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 6  
PR-2022-007963 inches to the required 3 ft fence height in the front yard for Lot 1, Block 8, University Heights, located at 2300 Central Ave SE, zoned MX-M [Section 14-16-5-7(D)(1)] APPROVAL
18. VA-2022-00354 Project# Harvard Mall Partners, LLC (Agent, Kenneth Myers) requests a variance of 6  
PR-2022-007963 inches to the required 3 ft fence height in the front yard for Lot 2, Block 8, University Heights, located at 2300 Central Ave SE, zoned MX-M [Section 14-16-5-7(D)(1)] APPROVAL
19. VA-2022-00355 Project# Nia Harris requests a conditional use to allow cannabis consumption at an  
PR-2022-007965 existing cannabis retail location for Lot 7 Portion Of, Block 43, Snow Heights Addn, located at 2308 Eubank Blvd NE, zoned MX-M [Section 14-16-4-2] APPROVAL
20. VA-2022-00356 Project# Roma Holdings (Agent, Chris Lee) requests a conditional use to allow for  
PR-2022-007966 cannabis retail within 600 ft of another cannabis retail establishment for Lot D Sely Portion Of, Menaul Development Area, located at 2117 Menaul Blvd NE, zoned NR-LM [Section 14-16-4-3(D)(35)(c)] APPROVAL
21. VA-2022-00360 Project# Lock William J Trustee Wilson RVT & Trustee Dixon Family Trust (Agent,  
PR-2022-007299 Consensus Planning) requests a variance of 5 ft 7 inches to the required 38 ft height in an NR-C zone for Lot 1, Coors Plaza, located at 7110 Central Ave SW, zoned NR-C [Section 14-16-5-1(E)(1)] APPROVAL
22. VA-2022-00361 Project# Lock William J Trustee Wilson RVT & Trustee Dixon Family Trust (Agent,  
PR-2022-007299 Consensus Planning) requests a variance of 5 ft 7 inches to the required 38 ft height in an NR-C zone for Lot 55, Town of Atrisco Grant Unit 6, located at 7226 Central Ave SW, zoned NR-C [Section 14-16-5-1(E)(1)] APPROVAL

23. VA-2022-00362      Project#      Lock William J Trustee Wilson RVT & Trustee Dixon Family Trust (Agent,  
PR-2022-      Consensus Planning) requests a variance of 5 ft 7 inches to the required 38  
007299      007299      ft height in an NR-C zone for Lot 54, Town of Atrisco Grant Unit 6, located at  
7320 Central Ave SW, zoned NR-C [Section 14-16-5-1(E)(1)]      APPROVAL
24. VA-2022-00363      Project#      Sunport Lodging, LLC (Agent, JAG Planning & Zoning) requests a variance  
PR-2022-      of 39 ft to the required 45-degree angle plane from the mean grade along  
007990      007990      the property line for Lot 2A3, Block 2, Sunport Park, located at 1441  
Woodward RD SE, zoned NR-BP [Section 14-16-1-10(A)]      APPROVAL