



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 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

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

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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OLD BUSINESS:

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|------------------|-------------------------|---|
| 1. VA-2023-00164 | Project# PR-2022-006926 | Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 14ft 6.5 inches to the required 15 foot front yard setback for Lot 291B, MRGCD Map 38, located at 2514 Carson RD NW, zoned R-1C [Section 14-16-5-1] |
|------------------|-------------------------|---|

2. VA-2023-00165 Project# Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 10ft 5.5 inches to the required 15 foot rear yard setback for Lot 291B, MRGCD Map 38, located at 2514 Carson RD NW, zoned R-1C [Section 14-16-5-1]
3. VA-2023-00166 Project# Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 15 ft to the required 15 foot front yard setback for Lot 291A, MRGCD Map 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]
4. VA-2023-00167 Project# Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 10ft 4.5 inches to the required 15 foot rear yard setback for Lot 291A, MRGCD Map 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]
5. VA-2023-00200 Project# Louella Lopez requests a wall permit major in the front yard for Lot 67, Block 1, Palisades Addn, located at 801 Hidalgo Cir NW, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)]
6. VA-2023-00201 Project# Louella Lopez requests a variance of 3 feet to allow a 6 ft view fence at the property line for Lot 67, Block 1, Palisades Addn, located at 801 Hidalgo Cir NW, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)]
7. VA-2023-00210 Project# Crossroads @ 4th and Central, LLC c/o Peterson Prop (Agent, Matthew Griego and Martin Valdez) requests a conditional use to allow cannabis-derived products manufacturing within 300 ft of a school for Lot 19 and 20, located at Original Townsite of ABQ, located at 313 Central AVE NW, zoned MX-FB-UD [Section 14-16-4-3(E)(3)(d)]

NEW BUSINESS:

8. VA-2023-00207 Project# David Rinker (Agent, Yolanda Montoya) requests a variance of 5 ft 3 1/2 inches to the required 10 ft street side yard setback for Lot 1, Block 8, PRA Con Heights, located at 4713 Norma DR NE, zoned R-1B [Section 14-16-5-1]
9. VA-2023-00211 Project# 7315 Central, LLC (Agent, Chris Lee) requests a conditional use to allow on-site cannabis consumption for Lot 9, Block 3, Clayton Heights, located at 1309 Yale BLVD SE, zoned MX-M [Section 14-16-4-3(D)(35)(i)]
10. VA-2023-00299 Project# Dennis Carroll (Agent, Gilbert Austin) requests for a permit – carport for Lot 397, Block 17, Atrisco Village Unit 2 of Hoffman City, located at 1506 Del Monte Trl SW, zoned R-1C [Section 14-16-5-5(F)(3)(b)]
11. VA-2023-00230 Project# Rick Duran requests a variance of 2 feet to the required 15 feet rear yard setback for Lot 45, Valle Prado Unit 4, located at 9000 South Sky ST NW, zoned R-1B [Section 14-16-5-1(C)(1)]

12. VA-2023-00231 Project# Dave & Judy Gutierrez request a variance of 3ft to the required 20ft driveway for Lot 14-P1, Block 17, Parkway Unit 6, located at 8040 Waterbury Ave NW, zoned R-1B [Section 14-16-5-3(C)(3)(b)]
PR-2023-009177
13. VA-2023-00232 Project# Dave & Judy Gutierrez request a variance of 2ft to the required 15 ft front yard setback for Lot 14-P1, Block 17, Parkway Unit 6, located at 8040 Waterbury Ave NW, zoned R-1B [Section 14-16-5-1]
PR-2023-009177
14. VA-2023-00233 Project# Dave & Judy Gutierrez request a variance of 2ft to the required 5 ft side yard setback for Lot 14-P1, Block 17, Parkway Unit 6, located at 8040 Waterbury Ave NW, zoned R-1B [Section 14-16-5-1]
PR-2023-009177
15. VA-2023-00234 Project# Veronica O Corral (Agent, Hector Vega) requests a variance of 5 ft to the required 10 ft minimum side setback in R-1D zone for Lot 9, Block 8, Volcano Cliffs Unit 7, located at 6605 San Ildefonso DR NW, zoned R-1D [Section 14-16-5-5-1]
PR-2023-009179
16. VA-2023-00236 Project# Gary & Rosalie Gomez (Agent, Ernest Montoya) request a conditional use for nicotine retail in an MX-M zone for Lot 14-A, Block 108, Bel-Air, located at 2512 San Mateo PL NE, zoned MX-M [Section 14-16-4-3(D)(40)]
PR-2023-009181
17. VA-2023-00237 Project# David Lucero (Agent, Kristina Newburn) requests a conditional use to allow cannabis retail within 600 feet of another cannabis retail for Lot 24A, Corona Del Sol, located at 3250 Coors BLVD NW, zoned MX-L [Section 14-16-4-2]
PR-2023-009182
18. VA-2023-00238 Project# Douglas Peterson Investments, LLC (Agent, Chris Lee) requests a conditional use to allow cannabis retail within 600 ft of an existing cannabis retail for Lot A, Block 13, Chavez-Timoteo Addn, located at 4000 Menaul BLVD NE, zoned MX-M [Section 14-16-4-3(D)(35)(C)]
PR-2023-009183
19. VA-2023-00239 Project# Edgar San Juan (Agent, DizignX) requests a conditional use to allow a child care facility in an R-ML zone for Lot 6A, Block 4, The Mesa at Anderson Hills Unit 1, located at 8508 Old Caballero AVE SW, zoned R-ML [Section 14-16-4-2]
PR-2023-009184
20. VA-2023-00240 Project# First Financial Escrow, Inc. (Agent, Dustin White) requests a conditional use to allow for a tap room in an MX-L zone for Tract A, Block 109, Snow Heights Addn, located at 10710 Menaul BLVD NE, zoned MX-L [Section 14-16-4-2]
PR-2023-009185
21. VA-2023-00241 Project# 98TH Street, LLC (Agent, Modulus Architects) request a conditional use to allow for a light fueling station adjacent to a residential zone for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(18)(g)]
PR-2021-006208
22. VA-2023-00242 Project# 98TH Street, LLC (Agent, Modulus Architects) request a conditional use to allow for liquor retail in an MX-M zoned district for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(39)(f)]
PR-2021-006208

23. VA-2023-00243 Project# 98TH Street, LLC (Agent, Modulus Architects) request a conditional use to allow for liquor retail within 500 ft of a residential zone for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(39)(c)]
24. VA-2023-00244 Project# 98TH Street, LLC (Agent, Modulus Architects) requests a variance of 144.5 to the required 15 maximum setback for a building containing 1000 sq.ft. or more in an Activity Center for Lot E-5-A-2, Albuquerque South Unit 3, located at 99999 Gibson BLVD SW, zoned MX-M [Section 14-16-4-3(D)(18)(1)]
25. VA-2023-00249 Project# David Stafford (Agent, Michelle Baca) requests a variance of 40% parking to allow 100% parking in front yard for Lot 9, Block 2, McDuffie PL U-1, located at 800 Carlisle BLVD NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)]
26. VA-2023-00250 Project# Joseph & Amanda Baird requests a permit – carport for Lot 12, Block 5, Seville Unit 1, located at 6005 Costa Brava Ave NW, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)]
27. VA-2023-00251 Project# Quang Dao Le & Donna Doan-Thuy Do Le (Agent, JAG Planning & Zoning) requests a conditional use to allow for liquor retail within 500 ft of a residential zone for Lot B, Lands of Fourth Street Partners, located at 4401 4TH ST NW, zoned MX-M [Section 14-16-4-2]
28. VA-2023-00252 Project# Gary Chaves c/o MJG Corporation (Agent, Ashley Hartshorn c/o Archis Architects, LLC) requests a variance of 25% ft to the required 30% transparent windows along the street facing façade for Lot 38-4, Hubbell Heights, located at 6500 Central AVE SW, zoned MX-M [Section 14-16-5-11(E)(2)(b)(2)]
29. VA-2023-00253 Project# Gary Chaves c/o MJG Corporation (Agent, Ashley Hartshorn c/o Archis Architects, LLC) requests a variance of 7 ft to the required 15 ft maximum for the Premium Transit Area for Lot 38-4, Hubbell Heights, located at 6500 Central AVE SW, zoned MX-M [Section 14-16-5-1(D)]
30. VA-2023-00254 Project# Gary Chaves c/o MJG Corporation (Agent, Ashley Hartshorn c/o ARCHIS Architects, LLC) requests a variance of 50% to the front property line coverage requirement for Lot 38-4, Hubbell Heights, located at 6500 Central AVE SW, zoned MX-M [Section 14-16-5-1(D)(2)(b)]
31. VA-2023-00255 Project# Gary Chaves c/o MJG Corporation (Agent, Ashley Hartshorn c/o ARCHIS Architects, LLC) requests a variance of 2 features to the 3 features along the street facing façade for Lot 38-4, Hubbell Heights, located at 6500 Central AVE SW, zoned MX-M [Section 14-16-5-11(E)(2)(b)(3)]
32. VA-2023-00256 Project# A Management Corporation (Agent, Chris Lee) requests a conditional use to allow for cannabis consumption for Lot 2A, Cottonwood Crossing Phase 2, located at 10088 Coors BLVD NW, zoned MX-L [Section 14-16-4-3(D)(35)(i)]