



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, December 19, 2023 9:00 A.M.

Join Zoom Meeting

<https://cabq.zoom.us/j/7044490999>

**Meeting ID: 704 449 0999**

One tap mobile

+1-719-359-4580,,7044490999# US

+1-253-205-0468,,7044490999# US

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 704 449 0999

Find your local number: <https://cabq.zoom.us/u/a2s7T1dnA>

*Robert Lucero, Esq., Zoning Hearing Examiner*  
*Lorena Patten-Quintana, ZHE Planner*  
*Suzie Sanchez, ZHE Administrative Assistant*

\*\*\*\*\*

All interested parties should appear at 9:00 am to hear any changes to the agenda.

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](mailto: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.

.....

## INTERPRETER NEEDED:

- |    |               |                |  |
|----|---------------|----------------|--|
| 1. | VA-2023-00299 | Project#       | Luis Caldera requests a taller wall permit major in the front yard for Lot 17,                     |
|    |               | PR-2023-009351 | Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)] |

2. VA-2023-00300      Project#      Luis Caldera requests a taller wall permit major in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)]
3. VA-2023-00301      Project#      Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 17, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)(a)(2)]
4. VA-2023-00302      Project#      Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)]

**OLD BUSINESS:**

5. VA-2023-00265      Project#      John Vasquez requests a taller wall permit major in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST NE, zoned R-MH [Section 14-16-5-7(D)]
6. VA-2023-00266      Project#      John Vasquez requests a variance of 2 feet to the allowed 3-foot wall height in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST NE, zoned R-MH [Section 14-16-5-7(D)]
7. VA-2023-00288      Project#      Nicole Ackerman requests a variance of 30 ft to the required 45 ft landscape buffer adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [Section 14-16-5-2(j)(2)(a)]
8. VA-2023-00289      Project#      Nicole Ackerman requests a variance of 90% to the allowed 10% for opaque walls along the side property lines adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [Section 14-16-5-7(E)(4)(c)]

**NEW BUSINESS:**

9. VA-2023-00318      Project#      CWP West, LLC (Agent, Excel Engineering, Inc.) requests a variance of 48.61 ft to the 50 ft required prohibition to a residential zone for Lot C1A, Richfield Park, located at 4709 Alameda BLVD NE, zoned MX-L [Section 14-16-4-3(D)(16)(b)]
10. VA-2023-00319      Project#      Los Pinones II- Gerald Ohlsen (Agent, Paul Duran) requests a tall wall permit major for Lot E, Atrisco Village, located at 100 Coors BLVD NW, zoned MX-M [Section 14-16-5-7(D)(3)]
11. VA-2023-00320      Project#      Los Pinones II- Gerald Ohlsen (Agent, Paul Duran) requests a variance of 3ft to the allowed 3ft fence height in front and street side yard for Lot E, Atrisco Village, located at 100 Coors BLVD NW, zoned MX-M [Section 14-16-5-7(D)(1)]

12. VA-2023-00321      Project#      Laura Jaimes Lopez requests a variance of 3ft to the allowed 3ft fence height  
PR-2023-      in front and street side yard for Lot 1, Block 10, Emil Mann Addn, located at  
009517      502 Louisiana BLVD SE, zoned MX-L [Section 14-16-5-7-(D)(1)]
13. VA-2023-00322      Project#      Laura Jaimes Lopez requests a variance of 3ft to the allowed 3ft fence height  
PR-2023-      in front and street side yard for Lot 2, Block 10, Emil Mann Addn, located at  
009517      502 Louisiana BLVD SE, zoned MX-L [Section 14-16-5-7-(D)(1)]
14. VA-2023-00323      Project#      Brad Patton & Stephanie Carrodegua requests a variance of 5ft to the  
PR-2023-      allowed 3ft wall height on street side yard for Lot 138, Block 12, Armijo-  
009518      Perfecto & Brothers Addn, located at 701 Roma AVE NW, zoned R-MH  
[Section 14-16-5-7(D)(3)]
15. VA-2023-00324      Project#      Jacqueline Arguelles requests a permit carport for Lot 13, Rancho Alegre,  
PR-2023-      located at 2444 Iris RD NW, zoned R-A [Section 14-16-5-5(F)(2)(a)(3)]  
009519
16. VA-2023-00325      Project#      Jacqueline Arguelles requests a variance of 2 ft and 4 inches to the required  
PR-2023-      3 ft setback to a lot line for a carport for Lot 13, Rancho Alegre, located at  
009519      2444 Iris RD NW, zoned R-A [Section 14-16-5-5(F)(2)(3)(c)]
17. VA-2023-00326      Project#      Miguel Murillo Chavez (Agent, Sheedon Mozoon) requests a conditional use  
PR-2019-      to allow for "Nicotine Retail" as defined for Lot 36A, MRGCD Map 36,  
003030      located at 2523 4<sup>TH</sup> ST NW, zoned MX-M [Section 14-16-4-2]
18. VA-2023-00327      Project#      Bill & Robin Kelman request a permit carport for Lot 18, Block 21, Altamont  
PR-2023-      Addn, located at 3521 Valencia DR NE, zoned R-1B [Section 14-16-5-  
009520      5(F)(2)(a)3c]
19. VA-2023-00328      Project#      Constance S Cox requests a wall permit major for Lot 6, Block 11, Mesa  
PR-2023-      Court Addn, located at 3937 Smith AVE SE, zoned R-1B [Section 14-16-5-  
009521      7(D)]
20. VA-2023-00329      Project#      Alfredo Barrenechea (Agent, Bryant Gifford) request a conditional use to  
PR-2023-      allow cannabis retail within 600 ft of an existing cannabis retail for Lot 12,  
009522      Block 31, Heights Reservoir Addn Tr 32, located at 4602 Lomas BLVD NE,  
zoned MX-M [Section 14-16-4-3(D)(35)(c)]
21. VA-2023-00330      Project#      Albuquerque Central Take Five, LLC (Agent, Tierra West) requests a  
PR-2023-      variance of 20 ft to the 15ft maximum front setback in UC-MS-PT of an MX-  
009524      M zone for Lot 16A, Block 36, Valley View Addn, located at 5210 Central  
AVE SE, zoned MX-M [Section 14-16-5-1(D)]
22. VA-2023-00331      Project#      Mark J and H Lydia Howell request a taller wall permit major for Lot 19, Block  
PR-2023-      2, Montano West Unit 3, located at 5604 Sweetwater DR NW, zoned R-1B  
009525      [Section 14-16-5-7(D)(3)2]

23. VA-2023-00332 Project# Mark J and H Lydia Howell request a variance of 2 ft and 6 inches to the allowed 3 ft tall wall in street side yard for Lot 19, Block 2, Montano West Unit 3, located at 5604 Sweetwater DR NW, zoned R-1B [Section 14-16-5-7(D)1]
24. VA-2023-00333 Project# Vinodh Perumal (Agent, Kent Beierle /Equiterra Regenerative Design, Inc.) request a taller wall permit major for Lot 13, Block 2, North Albuquerque Acres TR 3 Unit 3, located at 8920 Eagle Rock AVE NE, zoned PD [Section 14-16-5-7(D)(3)]
25. VA-2023-00334 Project# Vinodh Perumal (Agent, Kent Beierle /Equiterra Regenerative Design, Inc.) request a variance of 5 ft to the allowed 3ft wall height in front yard for Lot 13, Block 2, North Albuquerque Acres TR 3 Unit 3, located at 8920 Eagle Rock AVE NE, zoned PD [Section 14-16-5-7(D)(1)]
26. VA-2023-00335 Project# Edwin Lopez requests a permit for a tall wall major for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(3)]
27. VA-2023-00336 Project# Edwin Lopez requests a variance of 3 ft fence to the allowed 3ft in the front yard for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(1)]
28. VA-2023-00337 Project# Steven Taday (Agent, Consensus Planning) requests a conditional use to allow a high school in an NR-LM zone district for Lot A, Sawmill Industrial, located at 1224 Bellamah AVE NW, zoned NR-LM [Section 14-16-4-3(C)(8)(b)]