

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, June 20, 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.



OLD BUSINESS:

- | | | | |
|----|---------------|----------------|--|
| 1. | VA-2022-00167 | Project# | Group II U26 VC LLC (Agent, Consensus Planning) requests a conditional use to allow for self-storage for Lot Portion of Lot 1, Block 2, Volcano Cliffs Unit 26, located at 99999 Paseo Del Norte NW, zoned MX-M [Section 14-16-4-3(D)(29)] CONTINUANCE |
| | | PR-2019-002663 | |
| 2. | VA-2023-00068 | Project# | Miranda Haley (Agent, Valley Fence Company) requests a permit-wall-major in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)2] APPROVAL WITH CONDITIONS |
| | | PR-2023-008351 | |

3. VA-2023-00069 Project# Miranda Haley (Agent, Valley Fence Company) requests a variance of 3 feet
PR-2023- to the allowed 3 foot wall height in the front yard for Lot 8, Block 10,
008351 Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-
16-5-7(D)(1)] APPROVAL WITH CONDITIONS
4. VA-2023-00072 Project# Hedy Pajonk requests a permit – wall – major in the front yard for Lot 9,
PR-2023- Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D
008365 [Section 14-16-5-7(D)(3)(a)(2)] APPROVAL
5. VA-2023-00073 Project# Hedy Pajonk requests a permit – wall – major in the front yard for Lot 10,
PR-2023- Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D
008365 [Section 14-16-5-7(D)(3)(a)(2)] APPROVAL
6. VA-2023-00089 Project# S & S Development LLC (Agent, Jeebs & Zuzu, LLC) requests a variance of
PR-2020- 26 to the required 47 parking space for a retail store for Lot 24A, Block 8,
004765 Carter's Replat of Knob Heights Addn, located at 3511 Gibson BLVD SE,
zoned MX-L [Section 14-16-5-5] APPROVAL
7. VA-2023-00091 Project# Holly Elkins requests a variance of 3 feet to the required 3 foot wall height
PR-2023- for a front courtyard wall for Lot 7, Block 8, Mesa Arriba, located at 3201
008491 PITT ST NE, zoned R-1C [Section 14-16-5-7(D)(1)] WITHDRAWN
8. VA-2023-00102 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 14,
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-
16-4-3(F)(3)(d)] CONTINUANCE
9. VA-2023-00103 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 15,
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-
16-4-3(F)(3)(d)] CONTINUANCE
10. VA-2023-00104 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 16,
008504 Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-
16-4-3(F)(3)(d)] CONTINUANCE
11. VA-2023-00105 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a
PR-2023- conditional use to allow a horse in an R-1B (Residential) zone for Lot 17,
008504 Vista Alta Addn, located at 900 (904) Alta Vista CT SW, zoned R-1B
[Section 14-16-4-3(F)(3)(d)] CONTINUANCE
12. VA-2023-00107 Project# Douglas Lopez (Agent, Douglas Jones) requests a variance of 7 feet to the
PR-2023- required 10 foot side yard setback for Lot 2, Block 7, Granada Heights Add,
008510 located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-1(C)]
DENIAL
13. VA-2023-00108 Project# Douglas Lopez (Agent, Douglas Jones) requests a variance of 5 feet & 10
PR-2023- inches to the required 20 foot front yard setback for Lot 2, Block 7, Granada
008510 Heights Add, located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-
1(C)] DENIAL

NEW BUSINESS:

14. VA-2023-00114 Project# Eric Meyer requests a variance of 12 feet to the allowed 11 foot maximum
PR-2023- residential building height for Lot 22, Block 41, Perea Addition, located at
008591 705 14th St NW, zoned R-1A [Section 14-16-5-10(C)] APPROVAL
15. VA-2023-00115 Project# Andrea Sandoval & Carlos Sandoval II request a carport permit for Lot 13,
PR-2023- Block 51, Westgate Heights Addn Unit No 1, located at 1140 Mimbres ST
008592 SW, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3)(b)] APPROVAL
16. VA-2023-00116 Project# Charles Pace requests a conditional use to allow cannabis consumption in
PR-2023- an MX-L zone for Lot 3, Bosque Plaza, located at 3620 Bosque Plaza Lane,
008593 zoned MX-L [Section 14-16-4-3(D)(35)(i)] APPROVAL
17. VA-2023-00117 Project# William Mora (Agent, Nico Castillo) requests a permit- wall - major for a
PR-2023- courtyard in the front yard for Lot 16-P1, Block 3, Tuscany Unit 1, located at
008594 10433 Milano ST NW, zoned R-T [Section 14-16-5-7(D)(3)(a)(2)] APPROVAL
18. VA-2023-00118 Project# Children's Grief Center of New Mexico (Agent, Jarrod Cline) requests a
PR-2023- variance of 3 ft to the allowed 3ft fence for Lot 8, Block 5, Montgomery
008596 Heights, located at 4125 Carlisle Blvd NE, zoned MX-L [Section 14-16-5-
7(D)(1)] APPROVAL
19. VA-2023-00119 Project# Keep It Realty, LLC (Agent, Leslie McAhren) requests a conditional use to
PR-2023- allow cannabis retail within 600 ft of another cannabis retail for Lot 9, Block
008607 5, Monte Vista Addn, located at 3421 Central AVE NE, zoned MX-M [Section
14-16-4-3(D)(35)(c)] WITHDRAWN
20. VA-2023-00120 Project# Hedy Pajonk (Agent, ABQ Land Use Consulting) requests a variance of 3 ft
PR-2023- to the allowed 3 ft wall height for a solid 6 ft wall on the street side for Lot 9,
008365 Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D
[Section 14-16-5-7(D)(1)] APPROVAL
21. VA-2023-00121 Project# Hedy Pajonk (Agent, ABQ Land Use Consulting) requests a variance of 3 ft
PR-2023- to the allowed 3 ft wall height for a solid 6 ft wall on the street side for Lot 10,
008365 Block 1, Stronghurst Addn, located at 2901 Commercial ST NE, zoned R-1D
[Section 14-16-5-7(D)(1)] APPROVAL
22. VA-2023-00122 Project# Ladera Enterprises, LLC (Dan Rich) requests a variance of 14 ft to the
PR-2021- required 20 ft setback for a campsite to each property line for Lot 1, Ladera
005492 Business Park U-2, located at 2201 Vista Oriente NW, zoned NR-C [Section
14-16-4-3(D)(14)(e)] APPROVAL
23. VA-2023-00123 Project# Ladera Enterprises, LLC (Dan Rich) requests a variance of 80 ft to the
PR-2021- required distance of 300 ft for water flush toilets and urinals without
005492 individual sewer connections for Lot 1, Ladera Business Park U-2, located at
2201 Vista Oriente NW, zoned NR-C [Section 14-16-4-3(D)(14)(h)] APPROVAL
24. VA-2023-00126 Project# Shade Tree Legacy requests a conditional use to allow an accessory
PR-2023- dwelling unit without a kitchen in an R-1 zone for Lot 5, Block 9, Zuni Addn,
008621 located at 7506 Arvada AVE NE, zoned R-1C [Section 14-16-4-3(F)(5)(g)]
APPROVAL