



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, July 18, 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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INTERPRETER NEEDED:

- | | | | |
|----|---------------|----------------|--|
| 1. | VA-2023-00138 | Project# | Francisco Arguello Martinez requests a wall permit major in the front yard for |
| | | PR-2023-008755 | Lot 47, Block 33D, Princess Jeanne Park Addn, located at 904 Lomas CT NE, zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)] |

APPROVAL

2. VA-2023-00139 Project# Francisco Arguello Martinez requests a variance of 3 feet view fencing to the allowed 3 feet wall height front yard for Lot 47, Block 33D, Princess Jeanne Park Addn, located at 904 Lomas CT NE, zoned R-1B [Section 14-16-5-7(D)(1)] **DENIAL**

NEW BUSINESS:

3. VA-2023-00156 Project# City of Albuquerque (Dept of Family and Community Svcs) requests a variance of 3 ft to the allowed 3 ft maximum wall height on the street side for Lot 1, Swift Addn, located at 5006 Gibson BLVD SE, zoned MX-H [Section 14-16-5-7(D)(1)] **APPROVAL**
4. VA-2023-00157 Project# City of Albuquerque (Dept of Family and Community Svcs) requests a variance of 3 ft to the allowed 3 ft maximum wall height on the street side for Lot A1A1A/Lovelace, Lovelace Hospital, located at 5400 Gibson BLVD SE, zoned MX-H [Section 14-16-5-7(D)(1)] **APPROVAL**

OLD BUSINESS:

5. VA-2023-00102 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 14, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)] **CONTINUANCE**
6. VA-2023-00103 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 15, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)] **CONTINUANCE**
7. VA-2023-00104 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 16, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)] **CONTINUANCE**
8. VA-2023-00105 Project# Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 17, Vista Alta Addn, located at 900 (904) Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)] **CONTINUANCE**

NEW BUSINESS:

9. VA-2023-00135 Project# Nia Harris (Agent, Jose Castanda Jr.) requests a conditional use to allow for cannabis retail within 600 ft of another cannabis establishment for Lot 10, Block 8, University Heights, located at 138 Harvard DR SE, zoned MX-L [Section 14-16-4-3(D)(35)(c)] **APPROVAL**
10. VA-2023-00136 Project# Michelle Harris & Mateo Sanchez request a wall permit major in the street side yard for Lot 14, Block 107A, Princess Jeanne Park Addn, located at 828 Maxine ST NE, zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)] **APPROVAL**

11. VA-2023-00137 Project# Michelle Harris & Mateo Sanchez request a variance of 3 ft to the allowed 3 ft block wall height in the street side yard Lot 14, Block 107A, Princess Jeanne Park Addn, located at 828 Maxine ST NE, zoned R-1B [Section 14-16-5-7(D)(1)] **APPROVAL**
12. VA-2023-00140 Project# Rory & Kim Jensen request a variance of 5 feet to the required 5 foot side setback for Lot 3, Block 5, Altura Addition, located at 1417 Avenida Manana NE, zoned R-1C [Section 14-16-5-1] **APPROVAL**
13. VA-2023-00143 Project# Verna Martinez requests a wall permit major for Lot 14, Perea – Juan D. Addn, located at 1620 Stella LN SW, zoned R-1C [Section 14-16-5-7(D)(3)] **APPROVAL**
14. VA-2023-00144 Project# Verna Martinez requests a variance of 3 ft to the allowed 3 ft wall height in the front yard for Lot 14, Perea – Juan D. Addn, located at 1620 Stella LN SW, zoned R-1C [Section 14-16-5-7(D)] **APPROVAL**
15. VA-2023-00146 Project# Rosa E. Hernandez requests a variance of 3 ft to the allowed 3 ft tall wall height in the front yard for Lot 13, Block 5A, Dennis – WB, located at 2321 Broadway BLVD NE, zoned R-1B [Section 14-16-5-7(D)] **APPROVAL WITH CONDITION**
16. VA-2023-00147 Project# Douglas Peterson Investments, LLC (New Mexico Accounting Specialties) requests a conditional use to allow for nicotine retail sales in an MX-M zone for Lot A, Block 13, Chavesz-Timoteo Addn, located at 4000 Menaul BLVD NE, zoned MX-M [Section 14-16-4-2] **WITHDRAWN**
17. VA-2023-00148 Project# EMC & Paseo, LLC (Agent, Michael Padilla & Joseph Padilla) requests a conditional use to allow for cannabis retail within 600 ft of another cannabis establishment for Lot 1A1A1A, N ABQ Acres Tr Unit 3, located at 8110 Louisiana BLVD NE, zoned MX-L [Section 14-16-4-2] **APPROVAL**
18. VA-2023-00149 Project# Michelle Tenorio & Emily Peck requests a wall permit major for a courtyard wall for Lot 9, Granada Hills East Phase 2, located at 13535 McCall CT NE, zoned R-T [Section 14-16-5-7(D)(3)(a)] **APPROVAL**
19. VA-2023-00150 Project# Rancho Vista Mobile Home Park, LLC (Agent, Land Development Consultants/ Sofia Hernandez) requests a conditional use to allow for the retail of liquor for Lot A1, Adobe Wells, located at 9610 Eagle Ranch RD NW, zoned MX-M [Section 14-16-4-3(D)(39)(f)] **APPROVAL**
20. VA-2023-00151 Project# Mary Lynne Mathews (Agent, Gilbert Austin) requests a permit carport for Lot 15, Block 30, Buena Ventura, located at 437 Garcia ST NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)] **APPROVAL**
21. VA-2023-00152 Project# Lucasa Properties, LLC (Agent, Michelle Negrette) request a variance of 3 ft to the allowed 3 ft wall height to allow a 6 ft solid wall for Lot 21A, Block 32, Ridgcrest Addn, located at 1410 Truman SE, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL WITH CONDITION**

22. VA-2023-00153 Project# PR-2023-008766 Lucasa Properties, LLC (Agent, Michelle Negrette) request a variance of 3 ft to the allowed 3 ft wall height to allow for a 6 ft solid wall for Lot 21A, Block 32, Ridgecrest Addn, located at 1420 Truman SE, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**
23. VA-2023-00154 Project# PR-2021-005151 Calabac Illas Group c/o Donald Harville (Agent, Land Development Consultants, LLC Sofia Hernandez) requests a conditional use to allow for the retail sale of liquor within 500 feet of a residential area for Lot D-1, Paradise Heights Unit 1, located at 10850 Golf Course RD NW, zoned MX-M [Section 14-16-4-3(D)(39)(c)] **APPROVAL**
24. VA-2023-00155 Project# PR-2023-008770 Ruben Lopez requests variance of 5 feet to the 5 feet side setback for Lot 7, Prairie Ridge Unit 2, located at 6336 Mesquite DR NW, zoned R-1B [Section 14-16-5-1] **APPROVAL**
25. VA-2023-00158 Project# PR-2019-002944 Abel Mata (Agent, DizignX-Xavier Nuno-Whelan) requests a variance of 60 ft to the required maximum 15 ft front set back in PT, MS & UC Area for Lot 6, Block 2, New Bridge Acres, located at 142 40TH ST SW, zoned MX-L [Section 14-16-5-1(D)(1)] **APPROVAL**
26. VA-2023-00159 Project# PR-2023-008771 Joseph B. Velasquez & Michelle Padilla requests a variance of 4 feet to the required 15 foot rear yard setback for Lot 22, Block F, Atlantic & Pacific Addn, located at 624 3RD ST SW, zoned R-ML [Section 14-16-5-5-1] **APPROVAL**
27. VA-2023-00160 Project# PR-2023-008771 Joseph B. Velasquez & Michelle Padilla requests a variance of 4 feet to the required 15 foot rear yard setback for Lot 23, Block F, Atlantic & Pacific Addn, located at 624 3RD ST SW, zoned R-ML [Section 14-16-5-5-1] **APPROVAL**
28. VA-2023-00161 Project# PR-2023-008771 Joseph B. Velasquez & Michelle Padilla requests a variance of 4 feet to the required 15 foot rear yard setback for Lot 24, Block F, Atlantic & Pacific Addn, located at 624 3RD ST SW, zoned R-ML [Section 14-16-5-5-1] **APPROVAL**
29. VA-2023-00162 Project# PR-2023-008772 Country Club Plaza Partners, LLC (Agent, Jeff Krolick) requests a variance of 3 ft to the required 3 ft wall height on the street side for Lot 1, Country Club Plaza, located at 1720 Central AVE SW, zoned MX-M [Section 14-16-5-7(D)(1)] **APPROVAL**
30. VA-2023-00163 Project# PR-2019-002309 Abq Asset 2 LLC & ABQ Hospital, LLC (Agent, Century Sign Builders) requests a variance of 93 ft to allow illuminated signs within 200ft from residential zone for Lot 3, Wymont, located at 8220 Montgomery BLVD NE, zoned MX-M [Section 14-16-5-12(E)(5)(C)(1)] **APPROVAL**
31. 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] **DEFERRAL**
32. VA-2023-00165 Project# PR-2022-006926 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] **DEFERRAL**

- 33. 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 PR-2022-006926 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]
DEFERRAL
- 34. 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 PR-2022-006926 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]
DEFERRAL