



AGENDA

PUBLIC HEARING ZONING HEARING EXAMINER CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, Robert Lucero, Esq., City of Albuquerque, will hold a public hearing via <https://www.zoom.us/> on Tuesday, November 19th, 2024 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/6288000074>

Meeting ID: 628 800 0074

Attend by Phone

+1 (719) 359-4580

Meeting ID: 628 800 0074

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

Notice: If you have a disability and require special assistance to participate, or have special needs that require appearance in person, please contact the ZHE Administrative Assistant at (505) 924-3894 within seven days of the hearing to make your request.

All written correspondence must be addressed to Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103, or email to PlanningZHE@cabq.gov.

Deadline for correspondence is 6 days prior to the date of public hearing as listed above.

INTERPRETER NEEDED:

1.	VA-2024-00274	PR-2024-010989	Maria Arismendiz requests a Permit for a Tall Wall - Major for Lot 30-P1, Block 7, Sunrise Ranch Unit 2, located at 10300 Round Up Pl SW, zoned R-1A [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
2.	VA-2024-00275	PR-2024-010989	Maria Arismendiz requests a Variance of 3ft to the required 3ft on street side for Lot 30-P1, Block 7, Sunrise Ranch Unit 2, located at 10300 Round Up Pl SW, zoned R-1A [Section 14-16-5-7(D)(1) Table 5-7-2] APPROVAL
3.	VA-2024-00276	PR-2024-010993	Rosemary Garcia and Savanna Montano request a Conditional Use to allow for a home daycare for up to 12 children for Lot 6, Block 88, Princess Jeanne Park Addn, located at 10408 Marble Pl NE, zoned R-1B [Section 14-16-4-2 Table 4-2-1; ref. 14-16-4-3(F)(8)] APPROVAL
4.	VA-2024-00280	PR-2024-010995	Esmeralda Escobar Gonzalez and Luis Altamirano Neftali request a Permit - Carport for Lot 6, Block 21, Waggoman & Denison Addn, located at 220 General Bradley St NE, zoned R-1C, [Section 14-16-5-5(F)(2)(a)3b ref 14-16-6-6(G)] APPROVAL
5.	VA-2024-00281	PR-2024-010998	David Allard (Agent, Juan Jacob) requests a permit Tall Wall Major for Lot 7, Block 27, Mesa Court Addn, located at 3824 Simms Ave SE, zoned R-1B [Section 14-16-5-7(D)(3) Table 5-7-3] APPROVAL WITH CONDITION
6.	VA-2024-00282	PR-2024-010998	David Allard (Agent, Juan Jacob) requests a Variance of 3ft to the required 3ft wall height in front yard for Lot 7, Block 27, Mesa Court Addn, located at 3824 Simms Ave SE, zoned R-1B [Section 14-16-5-7(D)(1) Table 5-7-1] DENIAL
7.	VA-2024-00290	PR-2024-011019	Teresa Quezada (Agent, Ector Mendoza) requests a Permit for a Tall Wall - Major for Lot 14, Block 1, Clayton Heights, located at 916 Wilmore Dr SE, zoned R-1B [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL WITH CONDITION
8.	VA-2024-00291	PR-2024-011019	Teresa Quezada (Agent, Ector Mendoza) requests a variance of 3ft to the required 3ft on street side for Lot 14, Block 1, Clayton Heights, located at 916 Wilmore Dr SE, zoned R-1B [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL WITH CONDITION

OLD BUSINESS:

9.	VA-2023-00324	PR-2023-009519	Jacqueline Arguelles requests a Permit -- Carport for Lot 13, Rancho Alegre Subdivision, located at 2444 Iris Road NW, zoned R-A [Section 14-16-5-5(F)(2)(a)(3)] Ref. 14-16-6-6 (G)] APPROVAL
10.	VA-2024-00223	PR-2024-010728	TGG LLC (Agent Isaccson & Arfman, Inc - Justin Simenson) requests a Variance of 5,266 sq ft to the required 10,890 sq ft lot size in the R-A zone for Lot 43/NLY Portion of, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1(C) Table 5-1-1] DEFERRAL
<u>NEW BUSINESS:</u>			
11.	VA-2024-00268	PR-2024-010938	Marc Olivas requests a Variance of 5ft to the required 10ft corner side setback for Lot 20, Block 4, Miramontes Park Unit 1 Browns—J E Subdivision, located at 2701 Valencia Dr NE, zoned R-1C [Section 14-16-5-1 Table 5-1-1] APPROVAL
12.	VA-2024-00269	PR-2024-010939	Juan Romero requests a Variance of 3ft to the required 3ft wall heigh in front yard for Lot 3, Block 1, TERRACE PARK ADDN, located at 2008 Lead Ave SE, zoned R-T [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
13.	VA-2024-00270	PR-2024-010939	Juan Romero requests a Permit for a Tall Wall -Major for Lot 3, Block 1, TERRACE PARK ADDN, located at 2008 Lead Ave SE, zoned R-T [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
14.	VA-2024-00271	PR-2024-010941	Rebecca Salas (Agent, Innovative Design Construction LLC) requests a Request for a Carport Permit for Lot 23, Block L, Mountain View Estates Unit 3, located at 1609 Quiet Desert Dr SW, zoned R-1A, [Section 14-16-5-5(F)(2)(3) ref.14-16-6-6(G)] APPROVAL
15.	VA-2024-00272	PR-2024-010942	John Larribas requests a Permit for a Tall Wall - Major for Lot 7, Monastery Gardens Addition, located at 187 Sunset Rd SW, zoned R-1B [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
16.	VA-2024-00273	PR-2024-010942	John Larribas requests a Variance of 3ft to the allowed 3ft fence height in the front yard for Lot 7, Monastery Gardens Addition, located at 187 Sunset Rd SW, zoned R-1B [Section 14-16-5-7 Table 5-7-1] APPROVAL

17.	VA-2024-00277	PR-2024-010994	G3 Investors LLC (Agent Tierra West, LLC) request a VARIANCE of 4ft 4inches to the required 5-foot front setback for Tract 223 E8, MRGCD MAP 35, located at 1208 Rio Grande Blvd NW, zoned MX-L [Section 14-16- 5-1(D)(1) Table 5-1-2] APPROVAL
18.	VA-2024-00278	PR-2024-010994	G3 Investors LLC (Agent Tierra West, LLC) request a VARIANCE of 4ft 4inches to the required 5-foot front setback for Tract 223 E7, MRGCD MAP 35, located at 1210 Rio Grande Blvd NW, zoned MX-L [Section 14-16- 5-1(D)(1) Table 5-1-2] APPROVAL
19.	VA-2024-00279	PR-2024-010994	G3 Investors LLC (Agent Tierra West, LLC) request a VARIANCE of 4ft 4inches to the required 5-foot front setback for Tract 223 E6, MRGCD MAP 35, located at 1212 Rio Grande Blvd NW, zoned MX-L [Section 14-16- 5-1(D)(1) Table 5-1-2] APPROVAL
20.	VA-2024-00284	PR-2024-010999	Will Kaufman and Rachel McCormick-Kaufman (Agent, Ray Baca Elite Building Systems) request a Variance of 5ft to the required 10ft on side yard setback for Lot 128, Block D, Neats Park Addn, located at 4300 Sunningdale NE, zoned R-1D [Section 14-16-5-1 Table 5-1-1] APPROVAL
21.	VA-2024-00285	PR-2024-011000	Sally Perea - Holman (Agent, Michael Holman) requests a VARIANCE of 4 ft 6 inches to the required 15-foot rear yard setback for Lot 20, Block 12, Monterey Hills Addn, located at 636 Amherst Dr SE, zoned R-1C [Section 14-16-5-1 Table 5-1-1] APPROVAL
22.	VA-2024-00286	PR-2024-011001	Michael L Counts (Agent, Christopher Otero LTE Customer Homes LLC) requests a Variance of 5 ft to the required 15 ft rear setback for Lot 7 - East 50ft, Block 18, Albright & Moore Addn, located at 520 Bellamah Ave NW, zoned R-1A [Section 14-16-3-4(M)(3)(a)3] APPROVAL
23.	VA-2024-00287	PR-2024-011014	Lobos Logistics LLC (Agent, Consensus Planning) requests a Conditional Use to allow for Outdoor Storage in the NR-C zone for Tract 11-C, Ladera Business Park Unit 1, located at 7850 La Morada PI NW, zoned NR-C [Section 14-16-4-2 Table 4-2-1 ref.14-16-4-3(E)(18)] APPROVAL
24.	VA-2024-00288	PR-2024-011014	Lobos Logistics LLC (Agent, Consensus Planning) requests a Conditional Use to allow for Outdoor Vehicle Storage in the NR-C zone for Tract 11-C, Ladera Business Park Unit 1, located at 7850 La Morada PI NW, zoned NR-C [Section 14-16-4-2 Table 4-2-1 ref 14-16-4-3(D)(21)] APPROVAL

25.	VA-2024-00289	PR-2024-011018	Audra Jones (Agent, Gilbert Austin) requests a Carport Permit for Lot 6, Block H, TIJERAS CLUB GARDENS ADDN, located at 9700 Robin Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)] APPROVAL
26.	VA-2024-00293	PR-2024-011098	Donald G Bryant (Agent, Gilbert Austin / Austin's Carport) requests a Carport Permit for Lot 4, Block 5A, Santilla Place, located at 306 Valencia Dr NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)] APPROVAL