



## **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, May 21<sup>st</sup>, 2024 beginning at 9:00 a.m.

Join Zoom Meeting

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

**Meeting ID: 628 800 0074**

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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 [dihernandez@cabq.gov](mailto:dihernandez@cabq.gov).

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

**INTERPRETER NEEDED:**

1.	VA-2023-00198	PR-2023-009032	Patricia Martinez requests a wall permit major for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)(3)] <b>WITHDRAWN</b>
2.	VA-2023-00199	PR-2023-009032	Patricia Martinez requests a variance of 1 ft 11 inches to the allowed 3 ft maximum wall height in the front and street side yard for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)] <b>WITHDRAWN</b>

**OLD BUSINESS:**

3.	VA-2024-00040	PR-2024-010011	Ryan Gunter requests a Wall Permit - Major for Lot 2, Block 38, Snow Heights Addn, located at 9604 Euclid Ave NE, zoned R-1B [14-16-5-7(D)(3) Table 5-7-2] <b>APPROVAL</b>
4.	VA-2024-00041	PR-2024-010011	Ryan Gunter requests a Variance of 3 ft to the allowed 3ft fence in front and side yard for Lot 2, Block 38, Snow Heights Addn, located at 9604 Euclid Ave NE, zoned R-1B [4-16-5-7(D)(I) Table 5-7-1] <b>APPROVAL</b>

**NEW BUSINESS:**

5.	VA-2023-00294	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow a heavy vehicle fueling station in IDO zone NR-BP for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] <b>DEFERRAL</b>
6.	VA-2023-00295	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow nicotine retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] <b>DEFERRAL</b>
7.	VA-2023-00296	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow liquor retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] <b>DEFERRAL</b>
8.	VA-2024-00066	PR-2024-010073	Javier & Martha Castro request a Variance of 2ft to the required 3ft setback for a Carport for Lot 76-P1, Block 0000, Eldorado Park UNIT 2, located at 512 94th St SW, zoned R-1A [14-16-5-5(F)(2)(a)(3)(c)] <b>APPROVAL</b>
9.	VA-2024-00067	PR-2024-010073	Javier & Martha Castro request a Carport for Lot 76-P1, Block 0000, Eldorado Park UNIT 2, located at 512 94th St SW, zoned R-1A [14-16-5-5(F)(2)(a)(3)(b)] <b>APPROVAL</b>
10.	VA-2024-00084	PR-2024-010132	Joann Perrine (Agent, Mark Mico) requests a Variance of 5ft to the required 10ft side yard setback for Lot 14, Block 2, Glenwood Hills North Unit 1, located at 12928 Calle De Sandias NE, zoned R-A [14-16-5-1] <b>APPROVAL</b>
11.	VA-2024-00085	PR-2024-010146	Lizbeth Salas requests a Conditional Use for a Family Home Daycare for up to 12 children for Lot 30, Block 0000, Vista Manzano Unit 1, located at 7300 Latigo Ave SW, zoned R-1A [14-16-4-3(F)(8)] <b>APPROVAL</b>
12.	VA-2024-00086	PR-2024-010156	Travis Carpenter requests a Variance of 3ft to the allowed 3ft fence in the front and street side yard for Lot 10, Block 7, Loma Del Norte Unit 7, located at 7412 Malaga Dr NE, zoned R-1C [14-16-5-7(D)(1)] <b>APPROVAL</b>
13.	VA-2024-00087	PR-2024-010156	Travis Carpenter requests a Wall Permit - Major for Lot 10, Block 7, Loma Del Norte Unit 7, located at 7412 Malaga Dr NE, zoned R-1C [14-16-5-7(D)(3)] <b>APPROVAL</b>

14.	VA-2024-00088 <b>APPROVAL WITH CONDITION</b>	PR-2024-010157	Smart Assets LLC (Agent, Benjamin Franz) requests a Conditional Use to allow cannabis consumption on site for Lot 2a-2, Block 129, Snow Heights Division, located at 2120 Eubank Blvd NE, zoned MX-M [14-16-4-3(D)(35)(i)]
15.	VA-2024-00089	PR-2024-010162	Sonia Badachi requests a Tall Wall Permit – Major for front and street side yard for Lot 13-P1, Block 1, El Rancho Grande 1 unit 9a, located at 8401 Billy the Kid, zoned R-1A [14-16-5-7(D)(3)] <b>APPROVAL</b>
16.	VA-2024-00090	PR-2024-010162	Sonia Badachi requests a Variance of 3 ft to the allowed 3ft wall height in the front yard for Lot 13-P1, Block 1, El Rancho Grande 1 unit 9a, located at 8401 Billy the Kid, zoned R-1A [14-16-5-7(D)(1)] <b>APPROVAL</b>
17.	VA-2024-00091	PR-2024-01016	Sonia Badachi requests a Variance of 4 ft to the allowed 8 ft wall height in rear yard for Lot 13-P1, Block 1, El Rancho Grande 1 unit 9a, located at 8401 Billy the Kid, zoned R-1A [14-16-5-7(D)(1)] <b>APPROVAL</b>
18.	VA-2024-00092	PR-2023-009652	Bedrock Investors (Property Owner) JLM Living (Applicant) (Agent, Consensus Planning Inc – Charlene Johnson) requests a Conditional Use to allow multifamily units on the ground floor in the Volcano Heights Urban Center for Lot w por tr1 Summary plat of 68.75 & 66.15 ac., Block 0000, Unplatted/Paradise Hills, located at 99999 Avenida De Jaimito NW, zoned MX-M & MX-T [14-16-4-3(B)(8)(i)] <b>APPROVAL</b>
19.	VA-2024-00094	PR-2024-010171	Nicole Ackerman (Agent, Consensus Planning Inc) requests a variance of 30 ft to the required 45 ft open space landscape buffer for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [14-16-5-2(J)(2)(a)(1)] <b>DEFERRAL</b>
20.	VA-2024-00095	PR-2024-010174	Erik & Amanda Talamante requests a Conditional Use to allow outdoor vehicle storage in a NR-BP zone for Lot 6, Block 0000, Volcano Business Park Phase 1, located at 3006 Todos Santos St NW, zoned NR-BP [14-16-4-2] <b>APPROVAL</b>