



## **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, July 16<sup>th</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-2024-00157	PR-2024-010448	Luis Rubio requests a Carport Permit-Major for Lot 18B6, Block 10, Emil Mann Addn, located at 535 Alcazar St SE, zoned R-ML 14-16-5-5(F)(2)(a)(3)(b) <b>APPROVAL</b>
2.	VA-2024-00159	PR-2024-010448	Luis Rubio requests a Variance of 2ft 6in to the 3ft allowed distance to a property line for a Carport for Lot 18B6, Block 10, Emil Mann Addn, located at 535 Alcazar St SE, zoned R-ML 14-16—5-5(F)(2)(a)(3)(c) <b>APPROVAL</b>
3.	VA-2024-00160	PR-2024-010452	Luciano Reyes requests a Variance of 3ft to the allowed 3ft wall height street side for Lot 1, Block 52, Parkland Hills Addn, located at 701 San Mateo Blvd SE, zoned MX-L 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
4.	VA-2024-00161	PR-2024-010452	Luciano Reyes requests a Variance of 3ft to the allowed 3ft wall height in front yard for Lot 2, Block 52, Parkland Hills Addn, located at 701 San Mateo Blvd SE, zoned MX-L 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
5.	VA-2024-00167	PR-2024-010466	Yadira Sanchez (Agent Monica Ponce) requests Conditional Use to allow a child day care facility in an R-ML zone for Lot D, Block 0000, Bergquist Addn, located at 119 Estancia Dr. NW, zoned R-ML 14-16-4-2 Table 4-2-1 <b>APPROVAL</b>

**OLD BUSINESS:**

6.	VA-2023-00294	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for 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>DENIAL</b>
7.	VA-2023-00295	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for 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>DENIAL</b>
8.	VA-2023-00296	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for 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>APPROVAL</b>

**NEW BUSINESS:**

9.	VA-2023-00324	PR-2023-009519	Jacqueline Arguelles requests a Permit -- Carport for Lot 13, Block 0000, Rancho Alegre, located at 2444 Iris Road NW, zoned R-A 14-16-5-5(F)(2)(a)(3) <b>CONTINUANCE</b>
10.	VA-2023-00325	PR-2023-009519	Jacqueline Arguelles requests a Variance of 2 ft and 4 inches to the required 3 ft setback to a lot line for a carport for Lot 13, Block 0000, Rancho Alegre, located at 2444 Iris Road NW, zoned R-A 14-16-5-5(F)(2)(3)(c) <b>WITHDRAWN</b>

11.	VA-2024-00155	PR-2024-010434	Mozley Rentals, LLC. Normal Mozley requests a Variance of 3 ft to the allowed 3 ft tall wall in street side yard for Lot 26, Block 9, Fairgrounds Addn, located at 310 San Pedro Dr SE, zoned NR-C 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
12.	VA-2024-00162	PR-2024-010467	Maria P. Arreola requests a Wall Permit- Major for Lot 28, Block 6, KIRTLAND ADDN UNIT 1, located at 1517 Alamo Ave SE, zoned R-1B 14-16-5-7(D)(3) Table 5-7-2 <b>APPROVAL</b>
13.	VA-2024-00170	PR-2024-010467	Maria P. Arreola requests a Variance of 2.5 ft to the allowed 3ft wall height in front yard for Lot 28, Block 6, KIRTLAND ADDN UNIT 1, located at 1517 Alamo Ave SE, zoned R-1B 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
14.	VA-2024-00173	PR-2024-010039	Richard Sedillo, CSI- Cartesian Surveys, Inc. requests a VARIANCE of 5 ft to the required 10 ft side yard set back in the R-A zone for Lot 6-A, Block C, Luke Sub, located at 1924 Leon Ct NW, zoned R-A 14-16-5-1(C) and Table 5-1-1 <b>APPROVAL</b>
15.	VA-2024-00174	PR-2024-010039	Richard Sedillo, CSI- Cartesian Surveys, Inc. requests a VARIANCE of 30' 5" to the required 75' lot width in the R-A zone for Lot 6-A, Block C, Luke Sub, located at 1924 Leon Ct NW, zoned R-A 14-16-5-1(C) and Table 5-1-1 <b>APPROVAL</b>
16.	VA-2024-00175	PR-2024-010039	Richard Sedillo, CSI- Cartesian Surveys, Inc. requests a VARIANCE of 26' to the required 75' lot width in the R-A zone for Lot 6-A, Block C, Luke Sub, located at 1924 Leon Ct NW, zoned R-A 14-16-5-1(C) and Table 5-1-1 <b>APPROVAL</b>
17.	VA-2024-00176	PR-2024-010039	Richard Sedillo, CSI- Cartesian Surveys, Inc. requests a VARIANCE of 4,637 sq ft to the required 10,890 sq ft lot size in the R-A zone for Lot 6-A, Block C, Luke Sub, located at 1924 Leon Ct NW, zoned R-A 14-16-5-1(C) and Table 5-1-1 <b>APPROVAL</b>
18.	VA-2024-00177	PR-2024-010039	Richard Sedillo, CSI- Cartesian Surveys, Inc. requests a VARIANCE of 5' 8" to the required 10' side yard set back for Lot 6-A, Block C, Luke Sub, located at 1924 Leon Ct NW, zoned R-A 14-16-5-1(C) and Table 5-1-1 <b>APPROVAL</b>
19.	VA-2024-00178	PR-2024-010481	REL Partners LLC (Agent Lawrence A Junker) requests a Variance of 3ft to the required 3ft wall height on street side for Lot 9, Block 12, Ballamah-Dale Addn, located at 2025 San Pedro Dr NE, zoned MX-M 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
20.	VA-2024-00195	PR-2024-010481	REL Partners LLC (Agent Lawrence A Junker) requests a Variance of 3ft to the required 3ft wall height on street side for Lot 8, Block 12, Ballamah-Dale Addn, located at 2025 San Pedro Dr NE, zoned MX-M 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>

21.	VA-2024-00196	PR-2024-010481	REL Partners LLC (Agent Lawrence A Junker) requests a Variance of 3ft to the required 3ft wall height on street side for Lot 10, Block 12, Ballamah-Dale Addn, located at 2025 San Pedro Dr NE, zoned MX-M 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
22.	VA-2024-00179	PR-2024-010482	NMR-Avenida RE LLC ATTN: Murad Fazal (Agent Tierra West LLC – Sergio Lozoya) requests CONDITIONAL USE to allow for a Drive Through window in a MX-H for Lot Tract G-1, South Barelmas Industrial Park Unit2, located at 310 Avenida Cesar Chavez SW, zoned MX-H 14-16- 4-2 Table 4-2-1 <b>APPROVAL</b>
23.	VA-2024-00180	PR-2024-010483	Shamsa Mansoor (Agent Natasha White) requests for CONDITIONAL USE to allow for Nicotine Retail in MX-M Zone for Lot 8, Block 2, FAIRGROUNDS ADDN, located at 6610 Central Ave SE, zoned MX-M 14-16-4-3(D)(40) Table 4-2-1 <b>WITHDRAWN</b>
24.	VA-2024-00181	PR-2024-010483	Shamsa Mansoor (Agent Natasha White) requests a VARIANCE of 81 feet to the required 1000ft separation from another Nicotine Retail location for Lot 8, Block 2, FAIRGROUNDS ADDN, located at 6610 Central Ave SE, zoned MX-M 14-16-4-3(D)(40)(b)1 <b>WITHDRAWN</b>
25.	VA-2024-00182	PR-2024-010484	Ann Dee Hern requests a Permit -Carport for Lot 19, Block 8, CENTRAL PARK ADDN, located at 804 Cagua Dr SE, zoned R-1C 14-16--5-5(F)(2)(a)3b <b>APPROVAL</b>
26.	VA-2024-00184	PR-2024-010487	Tom Curtis - T&M Curtis LLC (Agent Eric Pantoja) requests Conditional Use to allow a cannabis retail within 600ft of another Cannabis retail location for Lot 41, Block 0, Alameda Business Park, located at 8512 Calle Alameda NE, zoned NR-LM 14-16-4-3(D)(35)(c) <b>APPROVAL WITH CONDITION</b>
27.	VA-2024-00185	PR-2024-010491	Martin Cesar & Sylvia Martin request a VARIANCE of 5 ft to the required 10 ft side yard setback in the R-1D zone for Lot 2, Block 0000, Margarita Gardens, located at 408 49th St NW, zoned R-1D 14-16-5-1 Table 5-1-1 <b>APPROVAL</b>
28.	VA-2024-00186	PR-2024-010494	LEVINE INVESTMENTS LIMITED (ABQ Land Use Consulting LLC – Carl Garcia) requests a Variance of 2ft to the allowed 3ft wall height in front and street side yards for Lot A3, Block 15, STARDUST SKIES UNIT 4 located at 7530 Montgomery Blvd NE, zoned MX-L 14-16-5-7(D)(1) Table 5-7-1 <b>APPROVAL</b>
29.	VA-2024-00188	PR-2024-010501	Presbyterian Healthcare Services (Agent ABQ Land Use Consulting LLC- Carl Garcia) requests a Variance of 3 ft to the allowed 3ft wall height in front and street side yards for Lot 3B1, Block 0000, Coors Village, located at 4515 Coors Blvd NW, zoned MX-M 14-16-5-7(D)(1) <b>APPROVAL</b>