



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 Zoom on Tuesday, September 17th, 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-2024-00216 APPROVAL	PR-2024-010711	Nora Nevarez requests a Conditional Use approval for Family Home Day Care for Lot 121-P1, El Rancho Grande Unit 10, located at 10040 Range Rd SW, zoned R-ML [Section 14-16-4-3(F)(8) Table: 4-2-1]
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OLD BUSINESS:

2.	VA-2024-00197 APPROVAL	PR-2024-010603	Joseph Vigil requests a Permit - Carport for Lot 21, Block 4, LOMA DEL NORTE ADDN UNIT 1, located at 7100 Winans Dr NE, zoned R-1C [Section 14-16--5-5(F)(2)(a)3b ref 14-16-6-6(G)]
3.	VA-2024-00203 APPROVAL	PR-2020-004024	WRB Restaurants LLC - Roy Hernandez (Agent EPNM Inc - Zeon Signs) requests a Variance of 103 ft to allow for an Illuminated Signs within 200ft from residential zone for Lot H10, Block 0000, Ventana Square at Ventana Ranch, located at 9500 Universe Blvd NW, zoned MC-M [Section 14-16-5-12 (E)(5)(C)(1)]

NEW BUSINESS:

4.	VA-2024-00207 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 4, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
5.	VA-2024-00208 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 5, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
6.	VA-2024-00209 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 6, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
7.	VA-2024-00210 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 7, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
8.	VA-2024-00211 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 8, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
9.	VA-2024-00212 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 9, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]

10.	VA-2024-00213 DEFERRAL	PR-2024-010687	Greg Carabajal (Agent Rick Bennett) requests a Conditional Use to allow for Self-Storage in a MX-L zone for Lot 10, Block 32, FARR--FREDERICK A ADDN, located at 1621 Arizona St NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1]
11.	VA-2024-00214 APPROVAL	PR-2024-010691	Gregory Speer & Helen Laura (Tierra West LLC - Sergio Lozoya) request a Conditional Use to allow for Self-Storage in a MX-L for Lot 11-A, Block 2, Volcano Cliffs Unit 14, located at 7520 Rainbow Blvd NW, zoned MX-L [Section 14-16-4-3(D)(29) ref 14-16-6-6(A)]
12.	VA-2024-00218 APPROVAL	PR-2024-010718	Ryder Truck Rentals, Inc. requests a Conditional Use to allow for heavy vehicle sales in a NR-BP zone for Tract 10 A, RENAISSANCE CENTER, located at 1500 Mission Ave NE, zoned NR-BP [Section 14-16-4-2 Table 4-2-1]
13.	VA-2024-00220 DEFERRAL	PR-2024-010720	Stephen & Sandy Rock request a VARIANCE of 6 ft for an accessory building to exceed the allowed height of the primary building and the rear yard wall for Lot 17, Block 101, Bel-Air, located at 2504 Cagua Dr NE, zoned R-1C [Section 14-16-5-11(C)(4)(b)]
14.	VA-2024-00221 DEFERRAL	PR-2024-010720	Stephen & Sandy Rock request a VARIANCE of 10 ft to the 10 ft side yard setback for an accessory building for Lot 17, Block 101, Bel-Air, located at 2504 Cagua Dr NE, zoned R-1C [Section 14-16-5-11(C)(4)(b)]
15.	VA-2024-00223 DEFERRAL	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]
16.	VA-2024-00224 APPROVAL WITH CONDITION	PR-2024-010729	Jason Pettis requests a Tall Wall Permit - Major for Lot 104, Desert Pine Unit 2, located at 9516 Water Stone Rd SW, zoned R-1A [Section 14-16-5-7(D)(3) Table 5-7-2]
17.	VA-2024-00225 APPROVAL WITH CONDITION	PR-2024-010729	Jason Pettis requests a Variance of 3ft to the allowed 3ft wall height in the front yard for Lot 104, Desert Pine Unit 2, located at 9516 Water Stone Rd SW, zoned R-1A [Section 14-16-5-7(D)(1) Table 5-7-1]
18.	VA-2024-00226 DEFERRAL	PR-2024-010731	Beverly Robberson requests a VARIANCE of 8 ft to the required 15 ft rear setback for Lot 28, Block 7, Desert Terrace Addn Unit 1, located at 4501 Sherwood St NE, zoned R-1C [Section 14-16-5-1 Table 5-1-1]
19.	VA-2024-00227 DEFERRAL	PR-2024-010733	Cynthia Dyer requests a VARIANCE of 5 ft to the required 5 ft side yard setback for Lot 173 A, Trinity Ranch, located at 5902 Azuelo Ave NW, zoned R-1C [Section 14-16-5-1 Table 5-1-1]

20.	VA-2024-00228 APPROVAL	PR-2024-010744	Ernest Huntress (Agent Gilbert Austin) requests a PERMIT - Carport for Lot 8, Block 5, Kiva Addn, located at 3200 Madeira Dr NE, zoned R-1B. [Section 14-16-5-5(F)(2)(a)(3)]
<u>ALTERNATE ZHE (Note: Item 21 will be heard no earlier than 3:30 pm):</u>			
21.	VA-2024-00204 DEFERRAL	PR-2024-010656	Jeremy Nelson requests a Variance of 7 ft 10 inches to the required 10 ft side setback in a R-A zone for Tract 97B, MRGCD Map 34, located at 2611 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1 Table 5-1-1]