



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, January 21st, 2025 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/9756087372>

Meeting ID: 975 608 7372

Attend by Phone

+1 (719) 359-4580

Meeting ID: 975 608 7372

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

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningZHE@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **5 PM on Wednesday, January 15th, 2025**

- Mail: Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103
- Email: PlanningZHE@cabq.gov
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

The following items will be considered:

<u>INTERPRETER NEEDED:</u>			
1.	VA-2024-00325	PR-2024-011301	Nelson Delgado Gonzalez requests a Conditional use for Family Home Day Care for Lot 24, Block 22, Elder Homestead Addn, located at 1001 Indiana St SE, zoned R-1C, [Section 14-16-4-3(F)(8) Table 4-2-1] APPROVAL
<u>OLD BUSINESS:</u>			
2.	VA-2024-00302	PR-2023-008772	Country Club Plaza Partners LLC (Agent, Jeff Krolicki) requests a VARIANCE of 1 additional sign for a total of 3 signs to the allowed 1 freestanding sign per premise/ street frontage for Lot 1, Country Club Plaza, located at 1720 Central Ave SW, zoned MX-M [Section 14-16-5-12(F)(2) Table 5-12-3] APPROVAL
3.	VA-2024-00306	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm) requests a Conditional Use to allow Nicotine retail in the NR-BP zone district for Lot A2C2, Clifford West Bus. Park Unit 3, located at 521 Unser Blvd NW, zoned NR-BP [Section 14-16-4 Table 4-2-1] APPROVAL WITH CONDITION
4.	VA-2024-00307	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm) requests a Variance of 640 ft to the required 1000 ft separation for a lot containing nicotine retail for Lot A2C2, Clifford West Bus, Park Unit 3, located at 521 Unser Blvd NW, zoned NR-BP [14-16-4-3(D)(40)(b)] APPROVAL WITH CONDITION
<u>NEW BUSINESS:</u>			
5.	VA-2025-00004	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm) requests a Conditional Use to allow Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair in the NR-BP zone district for Lot A2C2, Clifford West Bus. Park Unit 3, located at 521 Unser Blvd NW, zoned NR-BP [Section 14-16-4 Table 4-2-1] APPROVAL WITH CONDITION
6.	VA-2025-00005	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm) requests a Conditional Use to allow Liquor retail in the NR-BP zone district for Lot A2C2, Clifford West Bus. Park Unit 3, located at 521 Unser Blvd NW, zoned NR-BP [Section 14-16-4 Table 4-2-1] APPROVAL WITH CONDITION
7.	VA-2024-00321	PR-2024-011282	Jose L Padilla requests a VARIANCE of 3ft to exceed the primary dwelling height of 11ft for an accessory building for Lot 16, Block G, Lavaland Addn, located at 347 58th St NW, zoned R-1B [Section 14-16-5-11(C)(4)(b)] APPROVAL

8.	VA-2024-00323	PR-2024-011293	Wilke LTD Company (Agent, Tierra West LLC) requests a Variance of 38ft 6in to the required contextual front setback of 60ft 2in for Lot 18, Block 17, B ABQ ACRES TR 1 UNIT 3, located at 9001 Modesto Ave NE, zoned PD [Section 14-16-5-1(C)(2)] APPROVAL
9.	VA-2024-00326	PR-2024-011303	ALAM LLC (JAG Planning & Zoning, LLC - Juanita Garcia) requests a Conditional Use to allow a Light Vehicle Fueling Station in the MX-L zone and adjacent to a Residential zone district for Lot 33-A, Block A, Altura Addition, zoned MX-L [Section 14-16-4 Table 4-2-1 Section 14-16-4-3(D)(18)(G)] APPROVAL WITH CONDITION
10.	VA-2024-00327	PR-2023-011304	Amanda Gessler (Agent, Beaver's Pools and Spas LLC/ Cache Beaver) requests a 324ft buffer to the required 330ft MPOS buffer for Lot 52-P1, Block A, Paradise Bluff Unit 1, located at 5112 Marcadas Rd NW, zoned R-1C [Section 14-16-5-2(J)(2)(c)(1)] APPROVAL WITH CONDITION
11.	VA-2024-00328	PR-2024-011306	Robert & Connie Sutton (Agent, Yolanda Montoya) requests a Variance of 5ft to the required 15ft side yard setback in CPO-13 for Lot 29, Block 6, Volcano Cliffs Unit 18, located at 6535 Pato Rd NW, zoned R-1D [Section 14-16-3-4(N)(3)(b)] DEFERRAL
12.	VA-2024-00329	PR-2024-011309	Meredith Baker (Agent, John Osborn) requests a Tall Wall Permit-Major for Lot 138A4, Valle Alto Addn, located at 1209 Aztec Rd NW, zoned MX-L [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL WITH CONDITION
13.	VA-2024-00330	PR-2024-011309	Meredith Baker (Agent, John Osborn) requests a Variance of 3 ft to the allowed 3 ft wall height in the front yard for Lot 138A4, Valle Alto Addn, located at 1209 Aztec Rd NW, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL WITH CONDITION
14.	VA-2024-00331	PR-2024-011310	Justin & Molly Alford (Agent, Mark Harmon) requests a Tall Wall Permit - Major for Lot 4A, Block 13, Volcano Cliffs Unit 5, located at 8005 Emerald Dr NW, zoned R-1D [Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
15.	VA-2024-00332	PR-2024-011310	Justin & Molly Alford (Agent, Mark Harmon) requests a Variance of 3ft to the allowed 3ft wall height on the streetside for Lot 4A, Block 13, Volcano Cliffs Unit 5, located at 8005 Emerald Dr NW, zoned R-1D [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
16.	VA-2024-00334	PR-2024-011313	Draper Jansen (Agent, Bernard Snyder) requests a Carport Permit for Lot 4, Block 86, Princess Jeanne Park Addn, located at 10500 Irene Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)] APPROVAL

17.	VA-2024-00336	PR-2024-011315	Route 66 Self Storage LLC (Agent Tierra West, LLC) requests a Conditional Use to allow for Self-Storage in a MX-M zone for Lot 18-A-1, Vista Subdivision, located at 99999 Central Ave SW, zoned MX-M, [Section 14-16-4-3(D)(29) Table 4-2-1] APPROVAL
18.	VA-2024-00337	PR-2024-011315	Route 66 Self Storage LLC (Agent Tierra West, LLC) requests a Variance of 15 ft to the required 15 ft Landscape Edge Buffer for Lot 18-A-1, Vista Subdivision, located at 99999 Central Ave SW, zoned MX-M, [Section 14-16-5-6(E)(2)(a) ref Table 5-6-4] APPROVAL
19.	VA-2024-00338	PR-2024-011315	Route 66 Self Storage LLC (Agent Tierra West, LLC) requests a Variance of 15 ft to the required 15 ft rear setback for Lot 18-A-1, Vista Subdivision, located at 99999 Central Ave SW, zoned MX-M, [Section 14-16-5-1(D) ref Table 5-1-2] APPROVAL
20.	VA-2024-00339	PR-2024-011316	Amber Kennington requests A Variance of 9 feet to the required 75 feet lot width minimum in R-A zone for Lot A-1-A, Block 0000, MAX REPLAT, located at 2021 Rio Grande Blvd NW, zoned R-A [Section 14-16-2-3(A)(2), Table 2-3-1] DEFERRAL
21.	VA-2024-00340	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Family LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 1, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
22.	VA-2024-00341	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Family LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 2, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
23.	VA-2024-00342	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Family LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 3, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
24.	VA-2024-00343	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Family LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 4, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL

25.	VA-2024-00344	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 5, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
26.	VA-2024-00345	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 6, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
27.	VA-2024-00346	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 7, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
28.	VA-2024-00347	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 8, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
29.	VA-2024-00348	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 9, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
30.	VA-2024-00349	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 10, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
31.	VA-2024-00350	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 11, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
32.	VA-2024-00351	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Variance of 3 ft to the allowed 3ft wall in front and street side yard for Lot 12, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL

33.	VA-2024-00352	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 1, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
34.	VA-2024-00353	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 2, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
35.	VA-2024-00354	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 3, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
36.	VA-2024-00355	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 4, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
37.	VA-2024-00356	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 5, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
38.	VA-2024-00357	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 6, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
39.	VA-2024-00358	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 7, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL
40.	VA-2024-00359	PR-2024-011318	Abdon Anchondo Ordonez and DNA Auto Familiy LLC requests a Conditional Use to allow light vehicle sales in an MX-L zone for Lot 8, Block 1, Tijeras Place Addn, located at 616 San Mateo Blvd NE, zoned MX-L [Section 14-16-4-2 Table 4-2-1] APPROVAL

ALTERNATE ZHE (Note: Will be heard no earlier than 3:30 pm):

41.	VA-2024-00360	PR-2024-010656	2611 Rio Grande LLC (Agent, Consensus Planning, Inc.) requests a Variance of 7.94ft to the 75-foot minimum lot width in the R-A zone district for Lot 97B, MRGCD Map 34, located at 2611 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1 Table 5-1-1] DEFERRAL
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