



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, **February 18th**, 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, February 12th, 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:

INTERPRETER NEEDED:

1.	VA-2025-00015	PR-2025-011388	Gulisa Najera requests a Conditional Use for Family Home Day Care for Lot 16, RIVERVIEW HEIGHTS ADDN, located at 1431 CRESCENT DR NW, zoned R-1C (Section 14-16-4-3(F)(8) Table 4-2-1)
2.	VA-2025-00019	PR-2025-011392	Edgar Vargas-Hinojos & Maria Parra request a Conditional Use for Family Home Day Care for Lot 27, Block 6, SUNSET WEST ADDN UNIT 2, located at 9015 SUN CT SW, zoned R-1B (Section 14-16-4-3(F)(8) Table 4-2-1)

OLD BUSINESS:

3.	VA-2024-00328	PR-2024-011306	Robert & Connie Sutton (Agent, Yolanda Montoya) request 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)]
4.	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 Tract A-1-A, MAX REPLAT, located at 2021 Rio Grande Blvd NW, zoned R-A [Section 14-16-2-3(A)(2), Table 2-3-1]

NEW BUSINESS:

5.	VA-2025-00011	PR-2025-011367	Dreamcatcher Sawmill LLC (Agent, Modulus Architects and Land Use Planning, Inc.) requests a Variance of 5 ft to the allowed 55 ft building height in the NR-LM zone in CPO-12 for Tract B-2-A-1, Lands of Freeway Old Town LTD, located at 1010 18TH ST NW, zoned NR-LM (Section 14-16-3-4(M)(4)(c))
6.	VA-2025-00012	PR-2025-011385	Luis Moreno requests a Variance of 3 ft to the allowed 3ft wall height in the front yard and street side yard for Lot 6 and the westerly 40 feet of Lot 5, Block 5, Bezemek Addition, located at 631 MCKNIGHT AVE NW, zoned R-ML (Section 14-16-5-7(D)(1) Table 5-7-1)
7.	VA-2025-00013	PR-2025-011386	Taylor Bui & Raul Burgos requests a Tall Wall Permit - Major for Lot 1, Block 3, Lobo Addition, located at 1353 VASSAR DR NE, zoned R-1B (14-16-5-7(D)(3) Table 5-7-2)
8.	VA-2025-00014	PR-2025-011386	Taylor Bui & Raul Burgos requests a Variance of 2ft 8in to the allowed 3ft wall height on street side for Lot 1, Block 3, Lobo Addition, located at 1353 VASSAR DR NE, zoned R-1B (Section 14-16-5-7(D)(1) Table 5-7-1)
9.	VA-2025-00016	PR-2025-011389	Martha & Ismael Aragon requests a Tall Wall Permit - Major for Tracts 317A1A and 317A1B, TOWN OF ATRISCO GRANT UNIT 3, located at 6100 EUCARIZ AVE SW, zoned R-1C (Section 14-16-5-7(D)(3) Table 5-7-2)

10.	VA-2025-00017	PR-2025-011389	Martha & Ismael Aragon requests a Variance of 3ft to the allowed 3ft wall height in the front yard for Tracts 317A1A and 317A1B, TOWN OF ATRISCO GRANT UNIT 3, located at 6100 EUCARIZ AVE SW, zoned R-1C (Section 14-16-5-7(D)(1) Table 5-7-1)
11.	VA-2025-00018	PR-2025-011390	Joseph Marquez requests a Variance of 5ft to the allowed 10ft side yard setback in the R-1D zone for Lot 28, Block 5, VOLCANO CLIFFS UNIT 7, located at 6417 SAN ILDEFONSO DR NW, zoned R-1D (Section 14-16-5-1 Table 5-1-1)

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

12.	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]
13.	VA-2025-00003	PR-2024-010656	2611 Rio Grande LLC (Agent, Consensus Planning, Inc.) requests a Variance of 5ft to the 10-foot minimum north side setback in the R-A zone district 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)
14.	VA-2025-00004	PR-2024-010656	2611 Rio Grande LLC (Agent, Consensus Planning, Inc.) requests a Variance of 5ft to the 10-foot minimum south side setback in the R-A zone district 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)