



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, December 17, 2024 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, December 11, 2024.**

- 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-2024-00297	PR-2024-011156	Niurka Alvarez Rodriguez requests a conditional use to allow for a family home day care for Lot 11, Block 31, Mesa Park Addn Mankins Replat of Blk 31, located at 737 Kentucky St SE, zoned R1-C [Section 14-16-4-3(F)(8) Table 4-2-1]
2.	VA-2024-00301	PR-2024-011169	Esther Tarin requests a Conditional Use to allow for a home daycare for up to 12 children for Lot 221, Timarron West Unit 5, located at 11219 Ibis Rd SW, zoned R-1B [Section 14-16-4-1 Table 4-2-1 ref. 14-16-4-3(F)(8)]

OLD BUSINESS:

3.	VA-2024-00223	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, Block 0000, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1(C) Table 5-1-1]
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NEW BUSINESS:

4.	VA-2024-00299	PR-2024-011166	Loren and Carolyn Nichols (Agent, Walter Gill of Modulus Design) request a Variance of 2ft to the required 5 ft side yard setback for Lot 21, Block 5, Sunset Terrace Addn, located at 1032 Stanford Dr NE, zoned R-1B [Section 14-16-5-1 Table 5-1-1]
5.	VA-2024-00300	PR-2024-011167	Kim Wagner requests a Variance of 4.5 ft to exceed the primary dwelling height of 11.25 ft for an accessory dwelling unit for Lot 18, Block 2, Sunset Terrace Addn, located at 1120 Princeton Dr. NE, zoned R-1B [Section 14-16-4-3(F)(6)(c)]
6.	VA-2024-00302	PR-2023-008772	Country Club Plaza Partners LLC (Agent, Jeff Krolicki) requests a VARIANCE of 1 sign 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) Table5-12-3]
7.	VA-2024-00303	PR-2024-011171	Thomas & Leslie B Conway request a Conditional Use to allow cannabis cultivation within 300 feet of a school and daycare for Lot A3A1A1, Candelaria Business Center, located at 3206 Alta Monte Ave NE, zoned NR-C [Section 14-16-4-3(D)(35)(d)]
8.	VA-2024-00304	PR-2024-011173	Ricky & Frances Zuniga requests a Variance of 3ft to the allowed 3ft wall height in the front yard for Lot 7, Block 2, Valley Gardens South Unit 2, located at 4548 Valley Park Dr SW, zoned R-1D [Section 14-16-5-7(D)(1) Table 5-7-1]

9.	VA-2024-00314	PR-2024-011173	Ricky & Frances Zuniga requests a Permit for a Tall Wall - Major for Lot 7, Block 2, Valley Gardens South Unit 2, located at 4548 Valley Park Dr SW, zoned R-1D [Section 14-16-5-7(D)(3) Table 5-7-2]
10.	VA-2024-00305	PR-2024-011180	Mary Ann Molina (Agent, Desiree Miera) requests a Conditional Use to allow for Nicotine Retail sales in a MX-M zone for Lot 30, Block 30, Height Reservoir Addn, located at 5016 Lomas Blvd NE Suite A, zoned MX-M [Section 14-16-4-2 Table 4-2-1 Ref 14-16-4-3(D)(40)]
11.	VA-2024-00306	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm, P.C.) requests a Conditional Use to allow Nicotine retail in the NR-BP 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]
12.	VA-2024-00307	PR-2024-011181	Quik Trip, LLC/ Eagle Investors, Inc. (Agent, Michael Cadigan, Cadigan Law Firm, P.C.) 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)]
13.	VA-2024-00308	PR-2024-011183	Edward Nieto requests a Variance of 7 ft 5 in to the allowed 15 ft rear setback for Lot 37, Las Casitas Del Rio, located at 6260 Stipa St NW, zoned R-T [Section 14-16-2-3 Table 2-3-7]
14.	VA-2024-00309	PR-2024-011184	Robert & Myrna Savage request a Conditional Use to allow for a home daycare for up to 12 children for Lot 113, Volcano Cliffs Unit 1, located at 6352 Flor De Mayo Pl NW, zoned R-1C [Section 14-16-4-1 Table 4-2-1 ref. 14-16-4-3(F)(8)]
15.	VA-2024-00310	PR-2024-011185	Levine Investments Limited Partnership (Agent, JAG Planning & Zoning, LLC - Juanita Garcia) requests a Variance of 1 freestanding sign to the allowed 2 freestanding signs for Lot Tract A3, Block 15, Stardust Skies Unit 4, located at 7530 Montgomery Blvd NE, zoned MX-L [Section 14-16-5-12(F) Table 5-12-3]
16.	VA-2024-00311	PR-2024-011186	Fred L Sanchez (Agent, Gilbert Austin) requests a Carport Permit for Lot 7, Block 28, Holiday Park Unit 7, located at 3608 Yosemite Dr NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)]