



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, June 17, 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, Wednesday, June 11, 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>OLD BUSINESS:</u>			
1.	VA-2025-00022		Rachel & Michael Meyer (Agent, Cory Greenfield – Campoverde Architecture) requests a variance of 5 ft to the required 10 ft rear yard setback for Lot 10, Block 3, Chacon Addn., located at 7 Chacon Pl NW, zoned R-1A (J-13) [IDO §14-16-5-1(C) Table 5-1-1].
<u>NEW BUSINESS:</u>			
2.	CU-2025-00016		C & P Opportunity Line, LLC & Donald Romero (Agent, Brently Levesque) requests a Conditional Use for On-Site Cannabis Consumption for Tract A, Land of Navajo Terminals Inc, located at 5231 San Mateo Blvd NE, zoned NR-LM (F-17) [IDO §14-16-4-3(D)(35)(i)]
3.	CU-2025-00017		Archibeque Benny Trustee Archibeque LVT & Kiara Wilborn requests a Conditional Use to allow On-Site Cannabis Consumption for Lot 10, Block 8, University Heights, located at 138 Harvard Dr SE, zoned MX-L (K-16) [IDO §14-16-4-3(D)(35)(i)]
4.	MZP-2025-00010	PR-2025-020073	Thomas W. & Jodi D. Ketcham requests a Carport Permit for Lot 11, Block 21, Inez Addition, located at 1909 Inez Dr NE, zoned R-1C (H-19) [IDO §14-16-5-5(F)(2)(a)(3) Ref. 14-16-6-6(G)]
5.	VA-2025-00039	PR-2025-020073	Thomas W. & Jodi D. Ketcham requests a Variance of 3 ft to the minimum 3 ft setback for a carport for Lot 11, Block 21, Inez Addition, located at Inez Dr NE, zoned R-1C (H-19) [IDO §14-16-5-5(F)(2)(a)(3)(c)]
6.	MZP-2025-00011		Judith T. Mori requests a Major Wall Permit for Lot 104, Pina Vista at Academy Hills Unit 5, located at 6428 Admiral Rickover Dr NE, zoned R-T (E-21) [IDO §14-16-5-7(D)(1) Table 5-7-1; 14-16-5-7(D)(3)(a) Table 5-7-2]
7.	VA-2025-00024	PR-2024-010332	Barry Glass Educational Foundation & Mark Armijo Academy (Agent, Ashley Hartsorn) requests a Variance of 5ft to the required 15ft minimum front setback for Lots 150A & 150B (Future 150-B-1), Town of Atrisco Grant Unit 6, located at 6800 Gonzales Rd SW, zoned R-MH (K-10) [IDO §14-16-5-1(C); Table 5-1-1]
8.	VA-2025-00025	PR-2025-020065	Steve L. & Eileen H. White Trustees White LVT (Agent, Jason Garcia) requests a Variance of 5ft to the required 15ft rear setback for Lot 15-P1, Block 2, Paloma Del Sol, located at 10409 Aventura Ct NW, zoned R-1D (A-12) [IDO §14-16-5-1(C); Table 5-1-1]

9.	VA-2025-00027	PR-2025-020065	Steve L. & Eileen H. White Trustees White LVT (Agent, Jason Garcia) requests a Variance of 5ft to the required 10ft side setback for Lot 15-P1, Block 2, Paloma Del Sol, located at 10409 Aventura Ct NW, zoned R-1D (A-12) [IDO §14-16-5-1(C); Table 5-1-1]
10.	VA-2025-00028	PR-2025-020063	Alexis Trujillo-Molina requests a Variance of 5ft to the required 15ft front yard setback for Tract 81A3, MRGCD Map 35, located at 1403 Menaul Blvd NW, zoned R-1B (H-13) [IDO §14-16-5-1(C); Table 5-1-1]
11.	VA-2025-00035	PR-2025-020063	Alexis Trujillo-Molina requests a Variance of 10ft to the required 15ft rear setback for Tract 81A3, MRGCD Map 35, located at 1403 MENAUL BLVD NW, zoned R-1B (H-13) [IDO §14-16-5-1(C); Table 5-1-1]
12.	VA-2025-00029	PR-2025-020062	Ellen D. Babcock (Agent, Regina Okoye) requests a Variance of 6ft 4in to required 10ft rear yard setback for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]
13.	VA-2025-00030	PR-2025-020062	Ellen D. Babcock (Agent, Regina Okoye) requests a Variance of 4ft 8in to the required 5 ft side yard setback for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]
14.	VA-2025-00031	PR-2025-020062	Ellen D. Babcock (Agent, Regina Okoye) requests a Variance of 5ft 4in to the required 10ft front setback for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE, zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]
15.	VA-2025-00032	PR-2025-020062	Ellen D. Babcock (Agent, Regina Okoye) requests a Variance 915 square feet from the minimum lot size requirement for all portions of Lot 12, Block 10, Eastern Addn, located at 922 Arno St SE zoned R-1A (K-14) [IDO §14-16-5-1(C) Table 5-1-1]
16.	VA-2025-00033		Albuquerque Health Services, LLC (Agent, Don Anderson) requests a Variance of 3ft to the allowed 3ft in the MX-L zone for Tract D, Block 8, Swearingen & Marberry, located at 1401 San Pedro Dr NE, zoned MX-L (J-18) [IDO §14-16-5-7(D) Table 5-7-1 & IDO §14-16-5-7(D)(3)(c)]