



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

TUESDAY, JUNE 18, 2013 9:00 A.M.  
PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Joshua J. Skarsgard, Esq., Zoning Hearing Examiner*  
*Randall Falkner, Planner*  
*Vanessa F. King, City Hearing Monitor*

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**For Inquiries Regarding This Agenda, Please Call Vanessa F. King at (505) 768-4503.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

*Joshua J. Skarsgard, Esq.*  
*Office of Administrative Hearings*  
*P.O. Box 1293*  
*Albuquerque, NM 87103*

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**NOTICE TO PEOPLE WITH DISABILITIES:** *If you have a disability and you require special assistance to participate in this hearing, please contact Vanessa F. King at (505) 768-4503.*

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**INTERPRETER REQUIRED:**

- |    |                  |                  |   |
|----|------------------|------------------|---|
| 1. | *IR* 13ZHE-80534 | Project# 1009701 | ROGELIO AND MARIA PEREZ request(s) a special exception to Section 14-16-2-6(B)(14)(A)(2): a CONDITIONAL USE to allow an existing 5' wall in the front yard setback area for all or a portion of Lot(s) 27, Block(s) 159, VALENCIA VILLAGE zoned R-1, located on 728 59TH ST NW (J-11) |
|----|------------------|------------------|---|

**OLD BUSINESS:**

- |    |             |                  |  |
|----|-------------|------------------|--|
| 2. | 13ZHE-80459 | Project# 1009615 | VINCENT DARCO (JOHN MARSH CONSTRUCTION, JOHN MARSH, AGENT) request(s) a special exception to Section 14-16-2-6(B)(14)(a)(1): a CONDITIONAL USE to allow a proposed 6' wall in the required front yard setback for all or a portion of Lot(s) A1, RAMBO AND CHAVEZ zoned R-1, located on 1059 SOLAR AVE NW (E-14) |
|----|-------------|------------------|--|

**NEW BUSINESS:**

- |    |             |                  |   |
|----|-------------|------------------|---|
| 3. | 13ZHE-80526 | Project# 1009688 | KENNETH N. GELUSO (AUSTIN'S CARPORTS, GILBERT AUSTIN, AGENT) request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot(s) 9, Block(s) 134, SNOW HEIGHTS ADDN zoned R-1, located on 9005 SNOW HEIGHTS BLVD NE (H-20) |
|----|-------------|------------------|---|

4. **13ZHE-80531** **Project# 1009698** **STEVE R. RIVERA (AUSTIN'S CARPORTS, GILBERT AUSTIN, AGENT)** request(s) a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot(s) 63, BOSQUE MEADOWS zoned R-D, located on **6468 BOSQUE MEADOWS PL NW (D-12)**
5. **13ZHE-80522** **Project# 1009677** **MR. AND MRS. WALTER MCCORT (GABRIEL PADILLA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the side yard setback area for all or a portion of Lot(s) 1, Block(s) 52, BEL-AIR SUBDIVISION zoned R-1, located on **2946 SIERRA DR NE (G-17)**
6. **13ZHE-80536** **Project# 1009703** **EARL F. ALDON** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback area for all or a portion of Lot(s) 16, Block(s) 22, MONTEREY HILLS ADDN NO. 2 zoned R-1, located on **2937 SANTA CRUZ AV SE (L-16)**
7. **13ZHE-80527** **Project# 1009690** **GUILLERMO MONGE** request(s) a special exception to Section 14-16-2-8(B) and 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed covered patio in the required rear yard setback area for all or a portion of Lot(s) 14-P1, Block(s) 9, EL RANCHO GRANDE 1 UNIT 1 zoned R-LT, located on **8519 LONE PRAIRIE AVE SW (M-9)**
8. **13ZHE-80537** **Project# 1009704** **JESSIE MIERA** request(s) a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed patio cover within the rear yard setback area for all or a portion of Lot(s) 358-P1, RANCHO SERENO UNIT 5 zoned R-LT, located on **4012 RANCHO VISTOSO NW (C-12)**
9. **13ZHE-80523** **Project# 1009680** **BRENDA COTA (RAFAEL GARCIA, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' wall in the front yard setback area for all or a portion of Lot(s) 13, Block(s) C, ATRISCO VILLAGE UNIT JT zoned R-1, located on **10601 CARTAGENA AV SW (M-8)**
10. **13ZHE-80524** **Project# 1009682** **NOAH COOPERSTEIN** request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' wall in the required front yard setback area for all or a portion of Lot(s) 20, Block(s) 7A, SANTILLA PLACE zoned R-1, located on **233 CAGUA DR NE (K-18)**
11. **13ZHE-80525** **Project# 1009684** **JEANETTE ARCHULETEA** request(s) a special exception to Section 14-16-2-18(E)(1) and 14-16-2-6(B)(14): a CONDITIONAL USE for an existing fence to be up to 5' in the front yard setback area for all or a portion of Lot(s) 22, Block(s) 77, WESTGATE HEIGHTS ADDN UNIT NO. 4 zoned R-D, located on **1508 CAMINO SAN MARTIN CT SW (M-9)**
12. **13ZHE-80540** **Project# 1009707** **BRAINERD ANNE W. TRUSTEE (JAYSON BICE, AGENT)** request(s) a special exception to Section 14-16-2-18(B) and 14-16-2-17(B)(7): a CONDITIONAL USE to allow an existing dwelling unit in a C-2 zone for a watchman quarters for all or a portion of Lot(s) 10, Block(s) 33, TIJERAS PLACE ADDN zoned C-3, located on **5500 DOMINGO RD NE (K-18)**
13. **13ZHE-80521** **Project# 1009674** **FED EX, RANDY ARCHER (GARCIA'S TENTS AND EVENTS, BEN HERNANDEZ, AGENT)** request(s) a special exception to Section 14-16-2-19(B) and 14-16-2-20(B)(6): a CONDITIONAL USE for proposed tent activities in the IP zone for all or a portion of Lot(s) C, MERIDIAN BUSINESS PARK II zoned IP, located on **7601 LOS VOLCANES RD NW (J-10)**
14. **13ZHE-80520** **Project# 1009673** **KEOLAMPHANH MINGKHAMSAVATH, GOLDEN CHERRY LLC.,** request(s) a special exception to Section 14-16-2-15(B)(9): a CONDITIONAL USE to allow beer and wine for consumption on premises at an existing restaurant in an O-1 zone for all or a portion of Lot(s) A, LOS ALAMOS ADDN zoned O-1 OR SU-2 SFMX, located on **6100 4TH ST NW (E-14)**

15. **13ZHE-80529**      **Project#**      **ALAN AND RUTH IVENER TRUSTEES** request(s) a special exception to Section 14-16-2-17(B)(18): a **CONDITIONAL USE** for proposed retail sales of alcoholic drink for off premise consumption for all or a portion of Lot(s) 1, Tract(s) 1, MESA ENCANTADA zoned C-2, located on the **SE CORNER OF LYONS & PARADISE (B-11)**  
**1009696**
  
16. **13ZHE-80530**      **Project#**      **HANS GONZALES** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3' to the allowed 3' height for a proposed wall in the front yard setback area for all or a portion of Lot(s) 46, Block(s) 2, EL RANCHO ATRISCO UNIT NO. 2 zoned R-D, located on **3311 VISTA DEL SUR NW (G-10)**  
**1009697**
  
17. **13ZHE-80538**      **Project#**      **ANDRE CHACON** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 2' to the 3' maximum height allowed for a proposed wall in the front yard setback area for all or a portion of Lot(s) 2, CHACON-LANDS zoned SU-2 LD RA-2, located on **3025 LOS ANAYAS RD NW (G-12)**  
**1009705**
  
18. **13ZHE-80539**      **Project#**      **DAVID M. MOYA** request(s) a special exception to Section 14-16-3-19(A)(2)(a)2: a **VARIANCE** of 2'8" to the 6' maximum height allowed for an existing wall on a corner lot for all or a portion of Lot(s) 12-P1, Block(s) 20, EL RANCHO GRANDE 1 UNIT 4B zoned R-LT, located on **8401 TROTTER RD SW (N-9)**  
**1009706**
  
19. **13ZHE-80543**      **Project#**      **RICHARD MARTIN (TANYA SANCHEZ, AGENT)** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a **VARIANCE** of 1' 6" to allow a proposed 9' 6" wall in the back yard setback area for all or a portion of Lot(s) 10, Block(s) 9, LOMA VISTA ADDN zoned R-1, located on **3309 WILWAY DR NE (J-16)**  
**1009074**
  
20. **13ZHE-80532**      **Project#**      **MELISSA AND MICHAEL JAECKS** request(s) a special exception to Section 14-16-2-9(e)(4)(a): a **VARIANCE** of 7' to the required 15' rear yard setback for a proposed addition for all or a portion of Lot(s) 26-P1, Block(s) 1, VILLA DEL NORTE zoned R-T, located on **1404 VILLA VENTOSA NE (E-16)**  
**1009699**
  
21. **13ZHE-80535**      **Project#**      **KEITH AND BERNADETTE HINDS (MARK HARVOLD, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(3)(a): a **VARIANCE** of 7' to the 20' side yard setback for a proposed addition for all or a portion of Lot(s) 11, Block(s) 6, LA HACIENDA ADDN zoned R-1, located on **1101 MONTCLAIRE DR NE (J-17)**  
**1009702**
  
22. **13ZHE-80541**      **Project#**      **MARK O. LEE** request(s) a special exception to Section 14-16-2-6(E)(1): a **VARIANCE** of 9' to the required 20' front yard setback for a proposed garage addition for all or a portion of Lot(s) 39A, Block(s) 90, SNOW HEIGHTS ADDITION zoned R-1, located on **11209 ELVIN AV NE (H-21)**  
**1009708**
  
23. **13ZHE-80542**      **Project#**      **DAVE WALLACE (R2 ARCHITECTURAL DESIGN AND CONSULTATION)** request(s) a special exception to Section 14-16-2-6(E)(4)(a): a **VARIANCE** of 1' 1" to the required 5' side yard setback for a proposed addition for all or a portion of Lot(s) 23, Block(s) 49-A, FOUR HILLS VILLAGE zoned R-1, located on **1743 SOPLO RD SE (N-23)**  
**1009709**
  
24. **13ZHE-80533**      **Project#**      **4343 PAN AMERICAN NE LLC., (JEREMY MECHENBIER, AGENT)** request(s) a special exception to Section 14-16-3-5(C)(2)(b): a **VARIANCE** 5' 1" to the minimum 10' setback for a proposed sign for all or a portion of Tract(s) 1, INTERSTATE BUSINESS PARK zoned M-2, located on **4343 PAN AMERICAN FREEWAY NE (G-16)**  
**1009700**