



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, April 17, 2007
9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

*Roberto Albertorio, Esq., Zoning Hearing Examiner
Tom Rojas, Deputy Zoning Hearing Examiner
Ray Rivera, Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Ray Rivera at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Roberto Albertorio, Esq.
City of Albuquerque Office of Administrative Hearings
Zoning Hearing Examiner
PO Box 1293
Albuquerque, NM 87103***

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Ray Rivera at (505) 924-3918.*

OLD BUSINESS:

- 1. **06ZHE - 01483 1005207** **PIPER GROUP LLC** request(s) a special exception to University Neighborhoods Sector Plan DR 5. b.: a VARIANCE of 10' to the 10' side yard setback area requirement for a existing roof addition on the dwelling on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**

DEFERRED TO JUN 19, 2007
- 2. **06ZHE - 01789 1005207** **PIPER GROUP, LLC** request(s) a special exception to University Neighborhoods Sector Plan Appendix 4. DR. 5. b.: a VARIANCE of 5' to the 5' side yard setback area requirement for an existing addition to the 7 dwellings on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**

DEFERRED TO JUN 19, 2007
- 3. **06ZHE - 01790 1005207** **PIPER GROUP, LLC** request(s) a special exception to University Neighborhoods Sector Development Plan Appendix 4. DR. 6. a. (2): a VARIANCE of 3,500 sf the 10,500 sf lot size area requirement for 7 existing dwelling units under 1 roof on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**

DEFERRED TO JUN 19, 2007

4. **06ZHE - 01791** **1005207** **PIPER GROUP, LLC** request(s) a special exception to University Neighborhoods Sector Development Plan Appendix 4. DR. 6. a. (2): a VARIANCE of 2 parking spaces to the 11 off street parking space requirement for 7 existing dwelling units on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**
DEFERRED TO JUN 19, 2007
5. **06ZHE - 01792** **1005207** **PIPER GROUP, LLC** request(s) a special exception to University Neighborhoods Sector Development Plan Appendix 4. DR. 8.: a VARIANCE of 1,750 sf to the 2,800 sf usable open space requirement for 7 existing dwelling units on all or a portion of Lot(s) 1, Block(s) 49, Terrace Addition, zoned SU-2 and located at **1524 LEAD AVE SE (K-15)**
DEFERRED TO JUN 19, 2007
6. **06ZHE - 01496** **1005212** **RICHMOND PARTNERS, LLC** request(s) a special exception to Section 14. 16. 3. 1. (A). (27): a VARIANCE of 17 parking spaces to the 41space requirement for a proposed commercial / residential (8 units) on all or a portion of Lot(s) 9 A, Block(s) 33, University Heights Addition, zoned CCR and located at **117 RICHMOND SE (K-16)**
DEFERRED TO JUN 19, 2007
7. **06ZHE - 01728** **1005291** **ALAN S. HILL** request(s) a special exception to Section 14. 16. 2. 6. (B). (14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 6' high wall on all or a portion of Lot(s) 9, Block(s) J, Bosque Redondo Addition, zoned R-1 and located at **617 TENNESSEE ST NE (K-19)**
APPROVED WITH CONDITIONS
8. **06ZHE - 01739** **1005301** **AGUSTIN ROCHA** request(s) a special exception to Section 14. 16. 3. 3. (4). (a). (1): a VARIANCE of 3' to the 3' wall height allowance for a existing 6'6" high wall in the front yard setback area on all or a portion of Lot(s) 1, Block(s) L, El Rancho grande Addition, zoned R-LT and located at **9744 EL PATRON (M-9)**
APPROVED WITH CONDITIONS
9. **07ZHE - 00039** **1005329** **GLEN E. BUGGE & CHRIS P. ANDERSON** request(s) a special exception to Section 14. 16. 4. 13. (A). (C). (1): a STATUS ESTABLISHED BUILDING to allow for an existing (3 dwelling units) in a R-1 zone on all or a portion of Lot(s) 12, Block(s) 3, Carlisle Del cero Addition, zoned R-1 and located at **4209 DELAMAR AVE NE (G-17)**
APPROVED WITH CONDITIONS
10. **07ZHE - 00058** **1005338** **BRIAN WERLEY** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1): a VARIANCE of 1' to the 3' fence height allowance for a proposed 4' high fence on all or a portion of Lot(s) 63 P 1, Rinconada Mesa Addition, zoned R-1 and located at **4408 67TH ST NW (F-10)**
APPROVED WITH CONDITIONS
11. **07ZHE - 00184** **1005381** **RICHARD & PEG CRONIN** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 6' to the 15' rear yard setback aea requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 17, Block(s) 5, Hunning Castle Addition, zoned R-1 and located at **1721 SAN CRISTOBAL SW (J-13)**
DEFERRED TO MAY 15, 2007

12. **06ZHE - 00691** **1004903** **WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Cooridor Sector Plan page 113.: a VARIANCE a variance of 75 sf to the allowed 75 sf area of a free-standing sign to allow for a 150 sf sign in on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
13. **06ZHE - 00692** **1004903** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE a variance of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free s on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at **2550 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
14. **06ZHE - 00693** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Cooridor sector Plan page 113.: a VARIANCE of 27 sf to the 75 sf free standing sign area requiremen for a 102 sf area sign in the Coors Coorido on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
15. **06ZHE - 00694** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
16. **06ZHE - 00695** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Coors Cooridor Sector Plan page 13.: a VARIANCE of 75 sf to the 75 sf free standing sign area requirement for a 150 sf area free standing sign in th on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
17. **06ZHE - 00696** **1004904** **WEST BLUFF CENTER, LLC** request(s) a special exception to Section 14. 16. 2. 17. (A). (9). (d). 1.: a VARIANCE of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at **2560 COORS BLVD NW** (H-11)
DEFERRED PENDING EPC ACTION
18. **06ZHE - 00011** **1004617** **TONY B. GUTIERREZ** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a CONDITIONAL USE to allow for dwelling units in a C-2 zone on all or a portion of Lot(s) 100, La Victoria Addition, zoned C-2 and located at **351 YUCCA DR. NW** (J-11)
APPROVED WITH CONDITIONS

NEW BUSINESS:

19. **07ZHE - 00197** **1005386** **VIVIAN LUCERO** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1).: a VARIANCE of 3' to the 3' fence height allowance for an existing 6' high fence in the front yard setback area on all or a portion of Lot(s) 11, Block(s) 2, Sandia Plaza Addition, zoned R-1 and located at **1017 GRIEGOS RG NW** (F-14)
APPROVED

20. **07ZHE - 00267** **1005411** **SOCORRO GRANADOS** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 1' 6" to the 5' side yard setback area requirement or a proposed carport on all or a portion of Lot(s) 9, Block(s) 12, Torreon Addition, zoned SU-2 and located at **2107 EDIITH BLVD SE (L-14)**
APPROV ED WITH CONDITIONS
21. **07ZHE - 00283** **1005419** **JIMMY HARPER** request(s) a special exception to University Neighborhoods Sector Plan DR 5. b.: a VARIANCE of 9' to the 10' street side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 24, Block(s) 14, University Heights Addition, zoned SU-2 and located at **301 COLUMBIA DR SE (K-16)**
DEFERRED TO MAY 15, 2007
22. **07ZHE - 00305** **1005427** **DANIEL GRIEGO** request(s) a special exception to Section 14. 16. 2. 22. (B). (25). (b): a VARIANCE of 5' to the 10' side yard setback area requirement for a proposed dwelling on all or a portion of Lot(s) 21, Tierra Viva Addition, zoned SU-1 and located at **5920 TIERRA VIVA PLACE NW (E-14)**
DENIED
23. **07ZHE - 00306** **1005427** **DANIEL GRIEGO** request(s) a special exception to 14. 16. 2. 6. (4). (b): a VARIANCE of 5' to the 10' side yard setback area requirement for a proposed dwelling on all or a portion of Lot(s) 21, Tierra Viva Addition, zoned SU-1 and located at **5920 TIERRA VIVA PLACE NW (E-14)**
DENIED
24. **07ZHE - 00320** **1005436** **JANE E. BROWN & MARTIN PATTERSON** request(s) a special exception to Section 14. 16. 6. (E). (3). (a): a VARIANCE of 6' to the 20' street side yard setback aera requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 21 A & B, AlvaradoGardens Addition, zoned RA-2 and located at **2255 MATTHEW AV NW (G-13)**
APPROVED WITH CONDITIONS
25. **07ZHE - 00288** **1005420** **CHRIS WOOLCOTT** request(s) a special exception to Section 14. 16. 2. 14. (1). (a): a VARIANCE of 10' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 11, Block(s) 0, Cielo Oeste Addition, zoned R-D and located at **1701 CIELO OESTE PL NW (H-9)**
APPROVED
26. **07ZHE - 00340** **1005446** **HUGO G. & LISA CORNEJO** request(s) a special exception to Section 14. 16. 2. 8. (E). (4). (a): a VARIANCE of 10' to the 15' rear yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 252, MRGCD Map 37, zoned SU-1 and located at **909 KINLEY AV NW (J-13)**
APPROVED
27. **07ZHE - 00302** **1005426** **MATTHEW SCHMUTZ** request(s) a special exception to Section 14. 16. 2. 8. (E). (5): a VARIANCE of 2' 6" to the 10' separation requirements between residential buildings on all or a portion of Lot(s) 36, Block(s) 0, Vista De Arenal @ Ventana Ranach, zoned R-LT and located at **10501 TRIESTE CT NW (B-9)**
DENIED
28. **07ZHE - 00307** **1005428** **ELMER E. TYLER** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (e): a VARIANCE of 7' to the 10' separation requirement between a accesory building & dwelling for a garage on all or a portion of Lot(s) 15, Block(s) 2, St. John Addition, zoned R-1 and located at **3804 DENISE CT NE (G-20)**
APPROVED

29. **07ZHE - 00322** **1005439** **NM VENTURA PLACE, LLC** request(s) a special exception to La Cueva Sector Development Plan 5. 4. 6. (13 R-8): a VARIANCE of 24" to the 2' letter size building mounted sign requirement for a proposed 4' letter size sign on all or a portion of Lot(s) 3 A, Ventura place Subdivision, zoned SU-2 and located at **8850 HOLLY AVE NE** (C-20)
DEFERRED TO MAY 15, 2007
30. **07ZHE - 00315** **1005435** **LAURA A. WHITE & FRANK T. CLARK JR.** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a CONDITIONAL USE to allow for a proposed accessory living quarters for a garage / hobby room on all or a portion of Lot(s) 4 A, Block(s) 15, Perez Addition, zoned SU-2 and located at **1613 FRUIT AV NW** (J-13)
DEFERRED TO JUNE 19, 2007
31. **07ZHE - 00316** **1005435** **LAURA A. WHITE & FRANK T. CLARK JR** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (a).: a VARIANCE of 8.3 % to the 25% accessory structure occupancy requirement of the side plus rear yards on all or a portion of Lot(s) 4 A, Block(s) 15, Perez Addition, zoned SU-2 and located at **1613 FRUIT AV NW** (J-13)
DEFERRED TO JUNE 19, 2007
32. **07ZHE - 00317** **1005435** **LAURA A. WHITE & FRANK T. CLARK JR.** request(s) a special exception to Section 14. 16. 3. 3. (A). (2). (a).: a VARIANCE of 4' to the 18' accessory structure height requirement for a proposed 22' accessory living quarters on all or a portion of Lot(s) 4 A, Block(s) 15, Perez Addition, zoned SU-2 and located at **1613 FRUIT AV NW** (J-13)
DEFERRED TO JUNE 19, 2007
33. **07ZHE - 00318** **1005435** **LAURA A. WHITE & FRANK T. CLARK JR.** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (F).: a VARIANCE of 5' to the 5' rear yard setback area requirement for a proposed accessory living quarters on all or a portion of Lot(s) 4 A, Block(s) 15, Perez Addition, zoned SU-2 and located at **1613 FRUIT AV NW** (J-13)
DEFERRED TO JUNE 19, 2007
34. **07ZHE - 00324** **1005440** **FERNAND BIBEAU** request(s) a special exception to Section 14. 16. 2. 6. (E). (1).: a VARIANCE of 2' to the 20' front yard setback area requirement for a proposed garage on all or a portion of Lot(s) F, Block(s) 6, Monterey Hills Addition, zoned R-1 and located at **520 DARTMOUTH PL SE** (L-16)
APPROVED
35. **07ZHE - 00328** **1005440** **FERNAND BIBEAU** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 2' to the 5' side yard setback area requirement for a proposed garage on all or a portion of Lot(s) F, Block(s) 6, Monterey Hills Addition, zoned R-1 and located at **520 DARTMOUTH PL SE** (L-16)
APPROVED
36. **07ZHE - 00329** **1005440** **FERNAND BIBEAU** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 5' to the 5' side yard setback area requirement for a proposed garage on all or a portion of Lot(s) F, Block(s) 6, Monterey Hills Addition, zoned R-1 and located at **520 DARTMOUTH PL SE** (L-16)
APPROVED
37. **07ZHE - 00327** **1005440** **FERNAND BIBEAU** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (e).: a VARIANCE of 8' to the 10' separation requirement between a accessory building and a dwelling for a garage on all or a portion of Lot(s) F, Block(s) 6, Monterey Hills Addition, zoned R-1 and located at **520 DARTMOUTH PL SE** (L-16)
APPROVED

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #38

IF YOU ARE AGENDA ITEMS 38-61

PLEASE COME TO THE HEARING AT 1:30 P.M.

38. **07ZHE - 00325** **1005441** **ROLAND & DEBORAH GILLE** request(s) a special exception to Section 14. 16. 2. 6. (E). (3). (a): a VARIANCE of 10' to the 20' side yard setback area requirement for a proposed addition to the facility on all or a portion of Lot(s) 1, Block(s) 52, Altamont Addition, zoned R-1 and located at **6001 ROGERS AVE NE (G-18)**
DENIED
39. **07ZHE - 00338** **1005441** **ROLAND & DEBORAH GILLE** request(s) a special exception to Section 14. 16. 2. 6. (A). (3): a VARIANCE of 3 clients to the 10 client resident requirement for a existing residential program (assisted liv on all or a portion of Lot(s) 1, Block(s) 52, Altamont Addition, zoned R-1 and located at **6001 ROGERS AVE NE (G-18)**
DENIED
40. **07ZHE - 00339** **1005441** **ROLAND & DEBORAH GILLE** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 10' to the 15' rear yard setback area requirement for a proposed addition to the facility on all or a portion of Lot(s) 1, Block(s) 52, Altamont Addition, zoned R-1 and located at **6001 ROGERS AVE NE (G-18)**
DENIED
41. **07ZHE - 00295** **1005423** **TOMOKO KASE** request(s) a special exception to Section 14. 16. 3. 10. (E). (4). (a): a VARIANCE of 10' to the 10' standard landscaping buffer requirement for a proposed addition to the facility on all or a portion of Lot(s) A, Tract(s) A, Altamont Addition, zoned O-1 and located at **3901 GEORGIA NE (G-18)**
APPROVED
42. **07ZHE - 00401** **1005333** **ED WHITE** request(s) a special exception to Section 14. 16. 3. 3. (A).(4): a VARIANCE of 4 ft to the 3 ft height allowwance in the front yard setback area for a proposed 7' high wall on all or a portion of Lot(s) 4 1 P, Villa Plaza Viejo Addition, zoned RA-2 and located at **2708 CORTE DE MIRABAL RD NW (J-12)**
DEFERRED TO MAY 15, 2007
43. **07ZHE - 00200** **1005388** **DAVID & PEGGY DAVIS** request(s) a special exception to Section 14. 16. 2. 6. (B). (14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 13, Block(s) 10, Victory Addition, zoned R-1 and located at **812 PRINCETON SE (L-16)**
DEFERRED TO MAY 15, 2007

44. **07ZHE - 00314** **1005434** **THOMAS HELLGATH** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 16, 25, Block(s) F, Atlantic & Pacific Addition, zoned SU-2 and located at **621 SECOND STREET SW (K-14)**
APPROVED WITH CONDITIONS
45. **07ZHE - 00300** **1005424** **DIANA G. ORTIZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 66, Bell Park Villa Addition, zoned R-T and located at **8327 SHAWNEE PL SE (L-19)**
APPROVED WITH CONDITIONS
46. **07ZHE - 00301** **1005425** **RALF & BOBBI BLASS** request(s) a special exception to Section 14. 16. 2. 8. (B). (1).: a **CONDITIONAL USE** to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 24, Block(s) J, El Rancho Grande Addition, zoned R-LT and located at **9916 ATRISCO RD SW (M-9)**
APPROVED WITH CONDITIONS
47. **07ZHE - 00219** **1005393** **IVAN & KATHERINE SANCHEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a fence over 3' in height in the front yard setback area for a proposed 5' high fence on all or a portion of Lot(s) 21, Lavaland Addition, zoned R-1 and located at **442 ESTANCIA DR NW (J-11)**
APPROVED WITH CONDITIONS
48. **07ZHE - 00257** **1005409** **ESMERALDA ORTIZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a wall over 3' in height in the front yard setback area for a proposed 6' high wall on all or a portion of Block(s) 30, Davis Perea Cousins Addition, zoned R-1 and located at **517 61ST NW (J-11)**
DEFERRED TO MAY 15, 2007
49. **07ZHE - 00293** **1005423** **JOSE & ELIZABETH ARENCON** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a **CONDITIONAL USE** to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 1, Block(s) 3, Lee John A. Addition, zoned R-1 and located at **438 SANTA FE AVE SW (K-14) (AMENDED ADDRESS)**
APPROVED WITH CONDITIONS
50. **07ZHE - 00344** **1005438** **JAMES D. WAETZIG** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE** to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 4, North Aliso Addition, zoned R-1 and located at **2729 BEL AIR DR NE (H-17)**
APPROVED WITH CONDITIONS
51. **07ZHE - 00225** **1005395** **PAUL LOPEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a **CONDITIONAL USE** to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 24, Block(s) 4, Montgomery Heights Addition, zoned R-1 and located at **3812 WELLESLEY DR NE (G-16)**
APPROVED WITH CONDITIONS
52. **07ZHE - 00308** **1005429** **HENRY M. DAVIS** request(s) a special exception to Section 14.16.2.6.(B).(3).: a **CONDITIONAL USE** to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 2, Altiplano Addition, zoned R-1 and located at **3606 GENERAL BRADLEY NE (G-20)**
APPROVED WITH CONDITIONS

53. **07ZHE - 00277** **1003441** **KEITH LEE, LLC** request(s) a special exception to Downtown Sector Development Plan A. RC. (5).: a **CONDITIONAL USE** to allow for 100% of the floor area to be use for a proposed office on all or a portion of Lot(s) 15 A, Block(s) 0, Nichols & Bowden Addition, zoned SU-2 and located at **800 LOMAS BLVD NW (J-14)**
DEFERRED TO MAY 15, 2007
54. **07ZHE - 00240** **1005405** **JOSE O. DELACRUZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE** to allow for a proposed accessory living quarters in a M-R zone on all or a portion of Lot(s) 16 A, Block(s) 2, New Era Fruit Addition, zoned SU-2 and located at **201 TRUMBULL AVE SE (L-14)**
DEFERRED TO MAY 15, 2007
55. **07ZHE - 00312** **1005432** **KOZANI LLC** request(s) a special exception to north Albuquerque Acres Sector Plan E. 2. C. 1.: a **CONDITIONAL USE** to allow for commercial retail and services (four retail shell buildings) in a I-P zone on all or a portion of Lot(s) 7-10,23-26, North Albuquerque Acres Addition, zoned IP and located at **6600 HOLLY NE (C-18)**
APPROVED WITH CONDITIONS
56. **07ZHE - 00313** **1005433** **URBAN ASSETS, LLC** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for 4 proposed dwelling (live / work townhouses) in a C-2 zone on all or a portion of Lot(s) B 1, Block(s) 3, New Year Addition, zoned C-2 and located at **4701 LOMAS BLVD NE (J-17)**
APPROVED WITH CONDITIONS
57. **07ZHE - 00291** **1005422** **HERMAN A. PADILLA** request(s) a special exception to Section 14. 16. 3. 4. (A). (1). (a).: a **STATUS ESTABLISHED BUILDING** to allow for an existing status established building (apartments) on all or a portion of Lot(s) 13, 14, Block(s) 22, Perea Addition, zoned SU-2 and located at **1319 FRUIT AVE NW (J-13)**
DEFERRED TO MAY 15, 2007
58. **07ZHE - 00321** **1005437** **MARBLE BREWERY, INC.** request(s) a special exception to Section 14. 16. 2. 17. (B). (18).: a **CONDITIONAL USE** to allow for the proposed manufacturing of beer in kegs and bottles for wholesale on all or a portion of Lot(s) 12, Block(s) 5, Northern Addition, zoned SU-2 and located at **111 MARBLE AVE NW (J-14)**
APPROVED
59. **07ZHE - 00310** **1005431** **MARK SIMPSON** request(s) a special exception to Section 14. 16. 2. 17. (B). (4).: a **CONDITIONAL USE** to allow for a proposed alcohol / drug abuse community residential program in a C-2 zone on all or a portion of Lot(s) 15, 16, Block(s) 7, Denison Addition, zoned C-2 and located at **126 GENERAL CHENAULT NE (K-20)**
APPROVED WITH CONDITIONS
60. **07ZHE - 00311** **1005431** **MARK SIMPSON** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for an existing dwelling to be used as a proposed community residential program on all or a portion of Lot(s) 15, 16, Block(s) 7, Denson Addition, zoned C-2 and located at **126 GENERAL CHENAULT NE (K-20)**
APPROVED WITH CONDITIONS
61. **07ZHE - 00309** **1005430** **WALGREEN COMPANY** request(s) a special exception to Section 14. 16. 2. 16. (B). (5).: a **CONDITIONAL USE** to allow for proposed drive up service window for Walgreens in a C-1 zone on all or a portion of Block(s) 28 A, Second Unit of Mc Duffie Place Addition, zoned C-1 and located at **3501 LOMAS NE (J-16)**
WITHDRAWN BY THE APPLICANT

