



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, May 15, 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
Lucinda Montoya, Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya 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 Lucinda Montoya at (505) 924-3918.*

OLD BUSINESS:

- 1. **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)**

APPROVED
- 2. **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)**

APPROVED
- 3. **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 allowance 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 JUNE 19, 2007

4. **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)**
APPROVED WITH CONDITIONS
5. **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 Cousons Addition, zoned R-1 and located at **517 61ST NW (J-11)**
DEFFERRED TO JUNE 19, 2007
6. **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)**
APPROVED
7. **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)**
APPROVED

NEW BUSINESS:

8. **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 area 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 DR SW (J-13)**
DEFFERRED TO JUNE 19, 2007
9. **07ZHE-00371** **1005381** **RICHARD & PEG CRONIN** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a **VARIANCE** of 10' to the 10' side yard setback area requirement for a existing garage on all or a portion of Lot(s) 17, Block(s) 5, Huning Castle Addition, zoned R-1 and located at **1721 SAN CRISTOBAL DR SW (J-13)**
DEFFERRED TO JUNE 19, 2007
10. **07ZHE-00414** **1005475** **DEBORAH M. MILLER** request(s) a special exception to Section 14. 16. 2. 6. (E). (3). (a).: a **VARIANCE** of 5' to the 20' street side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 162, Valle Alto Addition, zoned R-1 and located at **1229 VALLE ALTO CT NW (G-14)**
DEFFERRED TO JUNE 19, 2007
11. **07ZHE-00415** **1005475** **DEBORAH M. MILLER** 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 R-1 zone on all or a portion of Lot(s) 162, Valle Alto Addition, zoned R-1 and located at **1229 VALLE ALTO CT NW (G-14)**
DEFFERRED TO JUNE 19, 2007

12. **07ZHE-00425** **1005480** **RICHARD C. & LINDA SPRUNK** request(s) a special exception to Section 14. 16. 3. 3. (B). (2). (e): a VARIANCE of 5' to the 10' separation requirement between for a proposed garage and a dwelling in a R-1 zone on all or a portion of Lot(s) 50, Block(s) 4, Atrisco Village Addition, zoned R-1 and located at **10606 RAFAEL RD SW** (M-8)
APPROVED
13. **07ZHE-00427** **1005480** **RICHARD C. & LINDA SPRUNK** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 6' to the 10' side yard setback area requirement for a proposed garage in a R-1 zone on all or a portion of Lot(s) 50, Block(s) 4, Atrisco Village Addition, zoned R-1 and located at **10606 RAFAEL RD SW** (M-8)
APPROVED
14. **07ZHE-00452** **1005491** **TIMOTHY HARTZER & CANDICE LICHTENFELS** 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) 3, Block(s) 30, Monte Vista Addition, zoned R-1 and located at **426 TULANE PL NE** (K-16)
DEFERRED TO JUNE 19, 2007
15. **07ZHE-00453** **1005491** **TIMOTHY HARTZER & CANDICE LICHTENFELS** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a): a VARIANCE of 2' to the 3' wall height allowance for a proposed 5' high wall in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 30, Monte Vista Addition, zoned R-1 and located at **426 TULANE PL NE** (K-16)
DEFERRED TO JUNE 19, 2007
16. **07ZHE-00456** **1005494** **NICHOLAS REISEN & LISA REESE** request(s) a special exception to Section 14. 16. 2. 6. (4). (a): a VARIANCE of 2' to the 5' (west) side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 8, Block(s) 3, Realty Sales First Colorado Addition, zoned SU-2 and located at **812 STOVER AVE SW** (K-13)
APPROVED
17. **07ZHE-00457** **1005494** **NICHOLAS REISEN & LISA REESE** request(s) a special exception to Section 14. 16. 2. 6. (4). (a): a VARIANCE of 1' to the 5' (east) side yard setback area requirement for a proposed addition to dwelling on all or a portion of Lot(s) 8, Block(s) 3, Realty Sales First Colorado Addition, zoned SU-2 and located at **812 STOVER AVE SW** (K-13)
APPROVED
18. **07ZHE-00463** **1005499** **JOHN & ROBIN ZALUGA** request(s) a special exception to Section 14. 16. 2. 6. (E). (1): a VARIANCE of 9' to the 20' front yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 32, North 12 th Street Addition, zoned R-1 and located at **1224 ARVILLA AVE NW** (G-14)
APPROVED
19. **07ZHE-00497** **1005499** **JOHN & ROBIN ZALUGA** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a): a VARIANCE of 3' to the 10' side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 32, North 12 th Street Addition, zoned R-1 and located at **1224 ARVILLA AVE NW** (G-14)
APPROVED

20. **07ZHE-00498** **1005499** **JOHN & JOHN ZALUGA** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a).: a VARIANCE of 3' to the 15' rear yard setback area requirement for proposed addition to the dwelling on all or a portion of Lot(s) 32, North 12 th Street Addition, zoned R-1 and located at **1224 ARVILLA AVE NW (G-14)**
APPROVED
21. **07ZHE-00469** **1005502** **JD BLATCHFORD-RODRIGUEZ** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1).: a VARIANCE of 3' to the 3' wall height allowance for a proposed 6' high wall in the front yard setback area on all or a portion of Lot(s) 9, Block(s) 12, monte Vista Addition, zoned R-1 and located at **138 GIRARD BLVD NE (K-16)**
DEFFERRED TO JUNE 19, 2007
22. **07ZHE-00470** **1005502** **JD BLATCHFORD-RODRIGUEZ** 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) 9, Block(s) 12, Monte Vista Addition, zoned R-1 and located at **138 GIRARD BLVD NE (K-16)**
DEFFERRED TO JUNE 19, 2007
23. **07ZHE-00473** **1005504** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a).: 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) 7, Block(s) B, Eastern Addition, zoned SU-2 and located at **900 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007
24. **07ZHE-00474** **1005504** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (D). (2). (a). (1).: a VARIANCE of 808 sf to the 5,000sf lot size area requirement on all or a portion of Lot(s) 7, Block(s) B, Eastern Addition, zoned SU-2 and located at **900 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007
25. **07ZHE-00475** **1005504** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (D). (2). (a). 2.: a VARIANCE of 8.08' to the 50' lot width requirement on all or a portion of Lot(s) 10, Block(s) B, Eastern Addition, zoned SU-2 and located at **900 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007
26. **07ZHE-00476** **1005504** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 1'5" to the dise yard setback area requirement on all or a portion of Lot(s) 10, Block(s) B, Eastern Addition, zoned SU-2 and located at **900 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007
27. **07ZHE-00477** **1005505** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a).: 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) 8, Block(s) B, Eastern Addition, zoned SU-2 and located at **906 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007
28. **07ZHE-00478** **1005506** **CARLOS ESTRADA** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). (a).: a CONDITIONAL USE to allow for 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) 9, Block(s) B, Eastern Addition, zoned SU-2 and located at **908 JOHN ST SE (K-14)**
DEFFERRED TO JUNE 19, 2007

29. **07ZHE-00483** **1005511** **JEAN WALL & SHIRLEY FISHER** request(s) a special exception to Section 14. 16. 3. 3. (A). (3).: a VARIANCE of 1.5' to the 3' fence height allowance for a existing 4.5 high fence on all or a portion of Lot(s) 9, Salas Addition, zoned RA-2 and located at **4523 SOUTHFIELD DR SW** (Q-11)
APPROVED WITH CONDITIONS
30. **07ZHE-00484** **1005511** **JEAN WALL & SHIRLEY FISHER** request(s) a special exception to Section 14. 16. 3. 3. (A). (3).: a VARIANCE of 3' to the 3' fence height allowance for a existing 6' high fence in the front yard setback area on all or a portion of Lot(s) 9, Sala Addition, zoned RA-2 and located at **4523 SOUTHFIELD DR SW** (Q-11)
APPROVED WITH CONDITIONS
31. **07ZHE-00431** **1005483** **JERRY GOLDFEDER** request(s) a special exception to Section 14. 16. 3. 3. (A). (4).: a VARIANCE of 2'8" to the 3' wall height allowance for a proposed 5'8" high wall in the front yard setback on all or a portion of Lot(s) 7, Block(s) 128, Snow Height Addition, zoned R-1 and located at **2115 BRITT ST NE** (H-21)
APPROVED WITH CONDITIONS
32. **07ZHE-00449** **1005489** **JAIME & JESSICA MUNOZ** request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (1).: a VARIANCE of 4' to the 3' fence hieght allowance for a existing 7' high fence in the front yard setback area on all or a portion of Lot(s) 3 A, Blea Irene Addition, zoned R-1 and located at **1925 MAE AVE SW** (K-12)
DEFFERRED TO JUNE 19, 2007
33. **07ZHE-00460** **1005497** **CACTUS CANYON INVESTMENTS, LLC** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a).: a VARIANCE of 3' to the 3' fence height allowance for a proposed 6' high fence in the front yard setback area on all or a portion of Lot(s) 3, Dorado Village Addition, zoned R-2 and located at **425 WESTERN SKIES DR SE** (L-22)
APPROVED WITH CONDITIONS
34. **07ZHE-00480** **1005509** **GROVER MANN** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a VARIANCE of 2.5' to the 3' wall height allowance for a proposed 5'10" wall in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 36, University Heights Addition, zoned R-1 and located at **406 DARTMOUTH DR SE** (K-16)
DEFFERRED TO JUNE 19, 2007
35. **07ZHE-00407** **1005471** **RAUL IBUADO** request(s) a special exception to Section 14. 16. 2. 6. (E). (4). (a).: a VARIANCE of 4' to the 5' side yard setback area requirement for a proposed porch addition to the dwelling on all or a portion of Lot(s) B, Block(s) D, Kirtland Addition, zoned R-1 and located at **1733 SPENCE AVE SE** (M-15)
DEFFERRED TO JUNE 19, 2007
36. **07ZHE-00458** **1005495** **STEVE & RENEE LEWIS** request(s) a special exception to section 14. 16. 2. 6. (E). (a).: a VARIANCE of 10' to the 20' corner side yard setback area requirement for a proposed dwelling on all or a portion of Block(s) 2 A, Netherwood Park Addition, zoned R-1 and located at **1812 PRINCETON DR NE** (H-16)
APPROVED
37. **07ZHE-00491** **1005514** **DOROTHY E. JAMIESON** request(s) a special exception to Section 14. 16. 2. 11. (E). (4). (a).: a VARIANCE of 3'6" to the 15' rear yard setback area requirement for a proposed sunroom addition on all or a portion of Lot(s) 5, Block(s) D, Bear Canyon Village Addition, zoned R-2 and located at **7428 BURLISON DR NE** (E-19)
APPROVED

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

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

IF YOU ARE AGENDA ITEMS 38 - 58

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

38. **07ZHE-00471** **1005503** **ARTURO M. & VIKKI HERNANDEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 75, Stonebridge Addition, zoned R-1 and located at **5201 STONE MOUNTAIN PL NW (A-12)**
APPROVED
39. **07ZHE-00044** **1005331** **DAN RICH** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for a proposed dwelling unit for use as a watchman quarters in a C-2 zone on all or a portion of Tract(s) Y-2A-1, Taylor Ranch Addition, zoned C-2 and located at **6971 TAYLOR RANCH DR NW (D-11)**
APPROVED WITH CONDITIONS
40. **07ZHE-00045** **1005331** **DAN RICH** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a **CONDITIONAL USE** to allow for proposed storages units for the transfer or storage of household goods in a C-2 zone on all or a portion of Tract(s) Y-2A-1, Taylor Ranch Addition, zoned C-2 and located at **6971 TAYLOR RANCH DR NW (D-11)**
APPROVED WITH CONDITIONS
41. **07ZHE-00375** **1005457** **TOM & SHELLY MACMAHON** 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) 26, Block(s) 19, Mesa Arriba Addition, zoned R-1 and located at **3425 INCA ST NE (G-21)**
APPROVED
42. **07ZHE-00402** **1005469** **GERALD J. WALTERS** 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) 1 A, Block(s) C, Eldorado Height Addition, zoned R-1 and located at **12125 LA CHARLES DR NE (G-22)**
APPROVED
43. **07ZHE-00409** **1005472** **ANN ADRAGNA** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 4, Paradise Skies Addition, zoned R-T and located at **5822 TAURUS AVE NW (A-11)**
APPROVED
44. **07ZHE-00428** **1005481** **MARLENE MELLENTIN** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 19 P-1, Block(s) 11, EncantoVillage Addition, zoned R-T and located at **7401 VIA TRANQUILO SW (L-10)**
DEFERRED TO JUNE 19, 2007 - FAILURE TO APPEAR

45. **07ZHE-00461** **1005498** **STEVEN GLOVER** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 18, Block(s) 1, Estate at Vista Del Norte, zoned RA-2 and located at **800 PASEO VERDE RD NE (E-16)**
APPROVED
46. **07ZHE-00481** **1005510** **BYRON T. LINDSAY** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Block(s) 4, La Plaza Acequia Addition, zoned R-2 and located at **3027 CALLE SAN ANGEL NW (G-12)**
APPROVED
47. **07ZHE-00451** **1005490** **JAMES JERGER & KIM ANN DO** request(s) a special exception to Section 14. 16. 2. 6. (B). (12).: a **CONDITIONAL USE** to allow for a proposed shade structure in the rear yard setback area on all or a portion of Lot(s) 8, Block(s) D, Shadow Ridge Addition, zoned R-LT and located at **6223 BLACK RIDGE (E-10)**
APPROVED
48. **07ZHE-00466** **1005501** **GILLIAN A. BUDDINGTON** 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 4' high fence on all or a portion of Lot(s) 11 A, Sanchez Rueben Addition, zoned R-2 and located at **1830 BUENA VISTA DR SE (L-15)**
DEFERRED TO JUNE 19, 2007
49. **07ZHE-00479** **1005507** **ESTELA SALAZAR** 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) 12, Block(s) 29, Torreon Addition, zoned SU-2 and located at **224 ANDERSON AVE SE (L-14)**
DEFERRED TO JUNE 19, 2007 –FAILURE TO APPEAR
50. **07ZHE-00496** **1005515** **ROWAN STANLAND** 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 existing 5' high fence on all or a portion of Lot(s) 2, Block(s) 42, Terrace Addition, zoned SU-2 and located at **1410 GOLD AVE SE (K-15)**
DEFERRED TO JUNE 19, 2007
51. **07ZHE-00492** **1005418** **JAMES SELIGMAN-AVENTURA DESIGN & DEV** request(s) a special exception to Section 14. 16. 2. 15. (B). (4).: a **CONDITIONAL USE** to allow for a proposed dwelling units constituting more than 25% of the gross floor area of a premises on all or a portion of Lot(s) 2 A 1, La Mirada Addition, zoned O-1 and located at **8120 LA MIRADA PL NE (G-19)**
DENIED
52. **07ZHE-00153** **1005370** **SHAKEEL ISHAQ** request(s) a special exception to Section 14. 16. 2. 16. (12).: a **CONDITIONAL USE** to allow for outdoor activity (proposed display and sale of rugs) in a C-1 zone on all or a portion of Lot(s) F 1, Block(s) 1, Holiday Park Addition, zoned C-1 and located at **3700 JUAN TABO BLVD NE (G-21)**
DEFERRED TO JUNE 19, 2007
53. **07ZHE-00240** **1005405** **JOSE O. DE LA CRUZ** request(s) a special exception to Section 14. 16. 2. 9. (A). (1). (d).: a **CONDITIONAL USE** to allow for a proposed second dwelling on the lot with a kitchen 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 JUNE 19, 2007

54. **07ZHE-00363** **1005453** **MATTHEW R. BACA** request(s) a special exception to Section 14. 11. 7.: a **CONDITIONAL USE** to allow for a proposed solar rights permit in a RA-2 zone on all or a portion of Lot(s) 112, Quaker Heights Addition, zoned RA-2 and located at **5125 NORTHERN TRL NW (F-11)**
APPROVED WITH CONDITIONS
55. **07ZHE-00435** **1005486** **CHRISTOPHER NATER** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a **CONDITIONAL USE** to allow for an proposed accessory living quarters in a R-T zone on all or a portion of Lot(s) 45 B, Villa De San Martin Addition, zoned R-T and located at **601 HIGH ST NE (J-14)**
APPROVED WITH CONDITIONS
56. **07ZHE-00459** **1005469** **JULIAN SERNA** request(s) a special exception to Barelas Sector Development Plan, page 81. R-1. A.: a **CONDITIONAL USE** to allow for two proposed townhouses in a SU-2 / R-1 zone on all or a portion of Lot(s) 6, Block(s) 2, Rio Grande Park Addition, zoned SU-2 and located at **715 ATLANTIC RD SW (K-13)**
DECISION PENDING
57. **07ZHE-00465** **1005500** **WEBER & CO.** request(s) a special exception to Section 14. 16. 2. 20. (B). (5): a **CONDITIONAL USE** to allow for the proposed sale of alcoholic drink for consumption off premises within 500' of a residence on all or a portion of Tract(s) S2A2, Atrisco Business Park Addition, zoned IP and located at **7801 LOS VOLCANES RD NW (J-10)**
DEFERRED TO JUNE 19, 2007
58. **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