



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, November 18, 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, November 12, 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>INTERPRETER NEEDED:</u>			
1.	CU-2025-00029		Jacobo Urias-Dominguez & Sonia G. Mares-Marquez request a Conditional Use for a Family Home Day Care operation, Lot 2, H C Gonzales Tract 1156, 157 & 158, located at 705 57 th Street NW, zoned R-1C (IDO Section 14-16-4-3(F)(8)) APPROVED
2.	CU-2025-00031	APPROVED	Mireya Parra Castillo & Omar Arras Ruiz request a Conditional Use for a Family Home Daycare for Lot 21-P1, Block 3, Sunrise Terrace Unit 5, located at 10609 Andalusian Avenue SW, zoned R-1B (IDO Section 14-16-4-3(F)(8))
3.	CU-2025-00037	APPROVED	Miguel Aranda Salcedo and Magnolia Chavez requests a Conditional Use request for a Family Home Day Care for Lot 30, Plat of Izabel Subdivision, located at 5012 West Glen Drive SW, zoned R-A (IDO Section 14-16-4-3(F)(8))
4.	MZP-2025-00022 VA-2025-00164	PR-2025-020133	Laura Elena Sandoval C/O Guillermo Jose Luis Guerrero-Mayra and Faith Guerrero request a Tall Wall Permit, and a Variance of 3 feet to the required front yard setback requirement for Lot 9-P1, Block 3, El Rancho Grande Unit 1, 2, located at 8600 Rushing Brook Avenue SW, zoned R-1A (IDO Section 14-16-5-7(D)(2) and 14-16-5-7(D), Table 5-7-1) APPROVED
<u>OLD BUSINESS:</u>			
5.	MZP-2025-00026		Salena Vela requests a Carport Permit for Lot 19, Block 29, Inez Addition, located at 8007 Indian School Road NE, zoned R-1C (IDO Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)) DEFERRED
6.	VA-2025-00142	PR-2025-020105	Joseph Martarese & Sarah Bernhard (Agent: Kevin Evans, Annex General Construction) request a Variance of 2 ft to the 6 ft requirement for a front courtyard wall, for Lot 24, Block 38, University Heights Addition, located at 301 Bryn Mawr Drive SE, zoned R-1C (IDO Section 14-16-5-7(D)(3), Table 5-7-2) DEFERRED

7.	VA-2025-00143		Jamie Leigh and Shane Robert Meihaus request a Variance of 10 Feet to the required 15 Foot side yard setback in the Character Protection Overlay Zone-13 for Lot 5-A & 5-B, Block 6, Unit 18, Volcano Cliffs Subdivision, located at 6612 Kimmick Drive NW, zoned R-1D (IDO Section 14-16-3-4(N)(3)) DEFERRED
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NEW BUSINESS:

8.	CU-2025-00033		RCC Enterprises and Jacquelyn Tarango-Castillo request a Conditional Use for a Family Home Daycare, for Lot 148, Plat of Ventana Highlands Subdivision Unit 2 at Ventana Ranch West, located at 8063 Sand Springs Road NW, zoned R-1A (IDO Section 14-16-4-3(F)(8)) APPROVED
9.	CU-2025-00035		Austin Buckingham, and Amanda Boggs request a Conditional Use request for a Family Home Day Care for Lot 22, Block 3, Glenwood Hills South Unit 3, located at 3501 Camino de la Sierra NE, zoned R-1C (IDO Section 14-16-4-3(F)(8)) APPROVED
10.	CU-2025-00036	APPROVED	Girard & Silver, LLC, and Austin Wolff request a Conditional Use request for a Restaurant for Lot 6, Block 32, University Heights Addition, located at 122 Girard Boulevard SE, zoned MX-T (IDO Section 14-16-4-3(D)(8))
11.	MZP-2025-00029	APPROVED	Albert Dal Tillery requests a Carport Permit for Lot 15, Block 8, Indian Ridge Subdivision, located at 12020 Apache Avenue NE, zoned R-1C (IDO Section 14-16-6-6(G))
12.	MZP-2025-00031 (VA-2025-00157)		1423 Solano LLC (Parker Tyson, Tyson Parker, LLC – Agent) Tall Wall Major Permit and a variance request of 2 feet to the 3-foot courtyard wall height maximum for Lot 1A, Block 10, Altura Addition, located at 1423 Solano Drive NE, zoned R-1C (IDO Section 14-16-6-6(H)(3)) APPROVED
13.	VA-2025-00148 VA-2025-00155	PR-2025-020107	Kim U. Wagner requests a Variance of 395 feet to the 750 foot maximum and a Variance for an ADU height of 7.5 Feet to the allowed 26-foot building height for Lot 18, Block 2, Sunset Terrace Addition, located at 1120 Princeton Drive NE, zoned R-1B (IDO Section 14-16-6-6(O)) APPROVED
14.	VA-2025-00149 VA-2025-00150		East End Holdings, LLC (Dale Lusk, SMPC Architects – Agent) requests a Replacing a portion of an existing 7ft tall chain-link fence with a new decorative steel fence of the same

			height. for Tracts 41-B-1, 41-B-2, "Lands of Conwell Smith" Amend Ed Summary Plat of Tracts 41-B & 57 C-2, located at 1608 Broadway Boulevard NE, zoned MX-L, NR-LM (J-14) APPROVED
15.	VA-2025-00152 VA-2025-00151		Xiomara D Sanchez requests a Variance of 2 feet 1 inch to the allowed 3 foot setback for a carport in the front of the and a carport permit for Lot 56-P1, Block 0000, EL Rancho Grande Unit 15, located at 2623 Silver Star Drive SW, zoned R-1A (N-09) APPROVED
16.	VA-2025-00156	PR-2025-020130	Jorge Martinez requests request a variance on the 5' setback from this one column that has been engineered for the pool to be within the 5' setback. for Lot 33, Block 6, VOLCANO CLIFFS UNIT 18, located at 6601 SUJETO RD NW, zoned R-1D (D-10) APPROVED
17.	VA-2025-00158		Nick Prisjatschew & Brenda Murray requests a Variance of 3ft. to the allowed 5ft view fence in front, street side and rear of property and a Variance of 3ft. to the allowed 5ft view fence in front, street side and rear of property for Lot AB, Private Road Easement, B/Encino Addn Inc, B, Block 0000, St Francis Gardens, Valmonte Acres/Encino Medical Bldg Inc, located at 904 Las Lomas Rd NE, zoned MX-T (J-15, K-15) APPROVED
18.	VA-2025-00159		Brittany A Love & Kevin C Coito requests a My previous variance request was approved but has now expired so I am resubmitting my request for a variance of 10' to the required 10' rear setback and a variance of 5' to the required 10' front setback, for Lot 266A, Block 0000, MRGCD MAP 38, located at 2311 Hollywood Avenue NW, zoned R-1A (J-12, J-13) APPROVED
19.	VA-2025-00160		Congregation Albert of Albuquerque, Congregation Albert of Albuquerque, New Mexico requests a Congregation Albert Cemetery, located within Fairview Memorial Park at 700 Yale Blvd SE, is requesting a variance to construct a 10-foot perimeter security fence. for Lot A, Block 0000, Fairview Park Cemetery, located at 700 Yale Boulevard SE, zoned NR-SU (K-16, L-15, L-16, K-15) APPROVED