



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, August 19, 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 before the hearing:
 - For individuals with disabilities to request special assistance to participate in 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, August 13, 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-2025-00018		Jessica E Jauregui & Xochitl Valdez request a Conditional Use for a Family Home Day Care for Lot 39B, Quaker Heights Addition, located at 4606 Quaker Heights Place NW, zoned R-A [IDO Sections 14-16-4-3(F)(8), Table 4-2-1; 14-6-6(A)(3)] APPROVAL
2.	CU-2025-00022		Sergio A. Chavez Moloy (Agent, Itzel Chavez) request a Conditional Use for a Family Home Day Care for Lot 107-P1, Southwynd Subdivision, located at 7720 Greywolf Road SW, zoned R-1A [IDO Sections 14-16-4-3(F)(8), 14-6-6-6(A)(3) Table 4-2-1; 14-6-6(A)(3)] APPROVAL
3.	CU-2025-00023		Castillo Jesus A. Hernandez & Anna G. Morales-Romero request a Conditional Use for Family Home Day Care for Lot 16, Block H, Northern Heights Addition, located at 764 56th Street NW, zoned R-1C [IDO Sections 4-3(F)(8) Table 4-2-1; 14-6-6(A)(3)] APPROVAL
4.	MZP-2025-00009	PR-2025-020089	Raul Saucedo Rodriguez & Mayela Gonzalez-Lopez request a Tall Wall Major Permit for Lot 455, Block 19, Atrisco Village Unit 2 of Hoffman City, located at 11112 Pecos Place SW, zoned R-1C [IDO Section 14-16-5-7(D)(3) Table 5-7-2] APPROVAL
5.	VA-2025-00026	PR-2025-020089	Raul Saucedo Rodriguez & Mayela Gonzalez-Lopez request a Variance of 3 feet to the maximum 3 feet wall height for Lot 455, Block 19, Atrisco Village Unit 2 of Hoffman City, located at 11112 Pecos Place SW, zoned R-1C [IDO Section 14-16-5-7(D)(1) Table 5-7-1] APPROVAL
<u>OLD BUSINESS:</u>			
6.	VA-2025-00038	PR-2025-020080	Judy Romero (Agent, Yolanda Montoya, Ron Montoya Design, Inc.) requests a 5' variance to the minimum 10' side setback for Tract 256B1B2, MRGCD Map 35, located at 2717 Floral Rd NW, zoned R-A [IDO Section 14-16-6-4(K)(1)(a)] APPROVAL

7.	VA-2025-00112	PR-2025-020080	Judy Romero (Agent, Yolanda Montoya, Ron Montoya Design, Inc.) requests a 5' variance to the minimum 10' side setback for Tract 256B1B2, MRGCD Map 35, located at 2717 Floral Rd NW, zoned R-A [IDO Section 14-16-6-4(K)(1)(a)] APPROVAL
<u>NEW BUSINESS:</u>			
8.	CU-2025-00024		Kaijie & Yu Ruru Huang (Agent, Annette Vigil) requests a Conditional Use to allow for warehousing for Lots 26, 27, 28, 29, 30, and 31, Block 5, Mesa Verde Addition, located at 138 Utah Street NE, zoned MX-M [IDO Section 14-16-4-3(E)(19)] APPROVAL
9.	MZP-2025-00017		Kirk E. Mazzie (Agent, Gilbert Austin / Austin's Carports) requests a Carport Permit for Lot 9, Block 4, Altura Addition, located at 1400 Aliso Drive NE, zoned R-1C [IDO Sections 14-16-5-5(F)(2)(a)(3);. 14-16-6-6(G)] APPROVAL
10.	MZP-2025-00019	PR-2025-020086	Joseph R. & Yvonne Sanchez request a Tall Wall Major Permit for Lot 773, Block 39, Atrisco Village Unit 3A of Hoffman City, located at 1126 Mariano Trail SW, zoned R-1C [IDO Section 14-16-5-7(D)(3), Table 5-7-2] APPROVAL
11.	VA-2025-00123	PR-2025-020086	Joseph R. & Yvonne Sanchez request a Variance of 3ft to the maximum 3ft wall height for Lot 773, Block 39, Atrisco Village Unit 3A of Hoffman City, located at 1126 Mariano Trail SW, zoned R-1C [IDO Section 14-16-5-7(D)(1), Table 5-7-1] APPROVAL
12.	VA-2025-00023		Esmail Haidari & Gamar Asgharzardeh (Agent, Scott Anderson) requests a Variance of 2 feet to the minimum 5-foot side setback for Lot 90, Antelope Run Phase 3, located at 12008 Gazelle Place NE, zoned R-1B [IDO Section 14-16-2-3(B)(2), Table 2-3-3] APPROVAL
13.	VA-2025-00115		Coffee On the Couch Counseling, LLC & Tracy Hollingworth requests a Variance of 3 feet to the maximum 3 feet wall height on the east, north, and south sides of the property for Lot MA, Block B, Tinnin Shopping Center, located at 3240 Juan Tabo Boulevard NW Unit A, zoned MX-T [IDO Section 14-16-5-7(D)(1), Table 5-7-1] APPROVAL

14.	VA-2025-00116		Yasmin A. Khan requests a Variance of 30 inches to the maximum allowed height for an ADU for Lots 19 and 20, Block 38, Raynolds Addition, located at 715 Iron Avenue SW, zoned R-MH [IDO Section 14-16-5-11(C)(4)] APPROVAL
15.	VA-2025-00117	PR-2025-020085	Bermudez Bros, LLC (Agent, Regina Okoye - Modulus Architects) requests a Variance of 8 feet to the maximum 18 feet height allowing a total height of 26 feet for the freestanding sign for Lot 2A, Block 29, Eastern Addition, located at 1316 Broadway Boulevard SE, zoned MX-L [IDO Section 16-16-5(F)(2), Table 5-12-3] APPROVAL
16.	VA-2025-00118	PR-2025-020085	Bermudez Bros, LLC (Agent, Regina Okoye - Modulus Architects) requests a Variance of 51 square feet to the maximum 100 square feet allowing a total 151 square foot freestanding sign for Lot 2A, Block 29, Eastern Addition, located at 1316 Broadway Boulevard SE, zoned MX-L [IDO Section 16-16-5(F)(2), Table 5-12-3] APPROVAL
17.	VA-2025-00119		Rudolph L. Baca Living Trust - Trish Baca (Agent, Jim Strozier and Ayoni Oyenuga – Consensus Planning) requests a Variance of 1.8 feet to the required minimum 15 feet rear setback for Lot 245B, MRGCD Map 38, located at 315 Rio Grande Boulevard NW, zoned MX-L [IDO Section 14-16-5-1(D), Table 5-1-2] APPROVAL
18.	VA-2025-00120		John Hannaford (Agent, Jonathan Turner - Consensus Planning) requests a Variance of 29-feet 2 3/4 inches to the minimum 45-foot Major Public Open Space landscape buffer for Lot 18, Block 1, Unser Cliffs, located at 6819 Rim Rock Circle NW, zoned R-1D [IDO Section 14-16-5-2(J)(2)(a)(1)] APPROVAL
19.	VA-2025-00121		Richard K. & Katherine H. Zemke Trustee Zemke RVT (Agent, Jonathan Turner - Consensus Planning) requests a Variance of 20-feet to the minimum 45-foot Major Public Open Space landscape buffer for Lot 31, Block 8, Volcano Cliffs Unit 5, located at 7908 Marigold Drive NW, zoned R-1D [IDO Section 14-16-5-2(J)(2)(a)(1)] APPROVAL