



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, **September 16, 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, September 10, 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:

INTERPRETER NEEDED:

1. CU-2025-00026

Armando Muniz (Agent: Daniela Soto-Montes) requests a conditional use for a Family Home Day Care per R-1A zoning for Lot 34, Block 1, Rayo Del Sol Subdivision Unit 2, located at 1939 Tierra De La Luna Dr SW, zoned R-1A (Section 14-16-4-3(F)(8))

APPROVAL

OLD BUSINESS:

NEW BUSINESS:

2. CU-2025-00025

PMB Land Investments ABQ, LLC & Pat Maloy (Agent: Lindsey Maloy) requests a conditional use for outdoor vehicle storage for Lot 264-A, Plat of Tracts 264-A, 264-B, 264-C, & 264-D, Town of Atrisco Grant Unit 8, located at 6200 Iliff Road NW, zoned NR-C (Section 14-16-4-3(D)(21))

APPROVAL

3. CU-2025-00028

Jennifer Leos Marquez requests a Solar Rights Permit pursuant to ROA 1994 § 14-11-7 for Tract 107A, MRGCD Map 38 and Tract A, The Pearl Addition, located at 1623 and 1701 Central Ave NW, zoned MX-M and R-1A

DEFERRAL

4. MZP-2025-00015 PR-2025-020094

Jessica E. & Roman F. Chacon requests a Tall Wall Permit - Major for Lot 3, Block 2, Volcano Cliffs Subdivision Unit 18, located at 6608 Petirrojo Road NW, zoned R-1D (Section 14-16-5-7(D)(3) Table 5-7-2)

APPROVAL

5. VA-2025-00135 PR-2025-020094

Jessica E. & Roman F. Chacon requests a Variance of 3ft to the maximum 3ft wall height on the street side for Lot 3, Block 2, Volcano Cliffs Subdivision Unit 18, located at 6608 Petirrojo Road NW, zoned R-1D (Section 14-16-5-7(D)(1) Table 5-7-1)

APPROVAL

6. MZP-2025-00018 Nick & Haneen Martinez request a Carport Permit for Lot 11A, Block 2, Vista Del Sandia Addition, located at 11513 Paseo Del Oso NE, zoned R-1C (Section 14-16-5-5(F)(2)(a)(3) Ref 14-16-6-6(G)) **APPROVAL**
7. MZP-2025-00024 PR-2025-020096 John R. Dacamara requests a Tall Wall Permit - Major for Lot 7, Block 7, Eastern Addition 1st Extension South, located at 1800 Broadway Boulevard SE, zoned MX-L (Section 14-16-5-7(D)(3) Table 5-7-2) **CONTINUANCE**
8. VA-2025-00127 PR-2025-020096 John R. Dacamara requests a Variance of 3ft to the maximum 3ft wall height in the street side yard for Lot 7, Block 7, Eastern Addition 1st Extension South, located at 1800 Broadway Boulevard SE, zoned MX-L (Section 14-16-5-7(D)(1) Table 5-7-1) **CONTINUANCE**
9. VA-2025-00125 Barbara Baxter Meyer Trustee Meyer Separate Property Trust & Etal (Agent - Jim Strozier & Santos Martinez, Consensus Planning) requests a variance of approximately 8,422 square feet to the Contextual Lot Size for Residential Development in Areas of Consistency for Lot 3, Lands of Baxter and Mehl, comprising Tracts 34A1B, 34A1C, 34B1A, 34B1B, 34B2B, 34C2B, 34C2C, 117A MRGCD Map 31 & 32 (proposed lot 3-B), located at 1610 Bayita Lane NW, zoned R-A (Section 14-16-5-1(C)(2)(b)) **APPROVAL**
10. VA-2025-00126 Whataburger of New Mexico Attn: K E Andrews & Company & Steven Rule (Agent: Alejandro Martinez) requests a Variance of 3ft to the maximum 3ft wall or fence height for Lots 11, 12, 13 & the S'ly 16ft of Lt 14, Plat of Whataburger of NM (comprising a portion of Block 45, Bel Air Subdivision) together with Lot 15 & the N'ly 34ft of Lot 14, Block 45, Bel Air Subdivision, located at 2808 Carlisle Boulevard NE, zoned MX-L (Section 14-16-5-7(D)(1), Table 5-7-1) **WITHDRAWN**

11. VA-2025-00128 Justin D. Smith requests a variance of 8ft to the required 25-foot rear yard setback for Tract 83-A, MRGCD Map 31, located at 1921 Griegos Road NW, zoned R-A (Section 14-16-5-1 Table 5-1-1) **APPROVAL**
12. VA-2025-00130 Olivas Enterprises, LLC & Eric C. Olivas requests a Variance of 5ft to the maximum 3ft front yard wall height for Lot 12-A-2, NZ Commercial Office Center, located at 99999 Randolph Road SE (unaddressed lot on Randolph Ct SE), zoned NR-BP (Section 14-16-5-7(D)(3)(d) & 14-16-5-7(D)(3)(e)) **APPROVAL**
13. VA-2025-00132 Juldan LLC & Daniel Chavez (Agent: Kent Beierle & Delcie Dobrovorny, Equiterra Regenerative Design) requests a Variance to the Renaissance Master Development Plan to increase the allowed building-mounted signage from 7 to 7.8 percent for Lot 11-A-1, Renaissance Center 2, located at 4720 Alexander Boulevard NE, zoned NR-BP (Section 14-16-5-12(F) Table 5-12-2) **APPROVAL**
14. VA-2025-00133 PR-2025-020095 City on the Hill Church (Agent: Maria Gonzales, Zeon Signs NM) requests a Variance of 36 inches to the 30-inch maximum projection from the for a 66-inch maximum projecting sign for Lots 11 thru 14, Block 2, Mankato Place, located at 3715 Silver Avenue SE, zoned MX-M (Section 14-16-5-12(F)(2); Table 5-12-3) **DEFERRAL**
15. VA-2025-00134 Saylor Family Trust, LLC & Richard Saylor (Agent: Juanita Garcia, JAG Planning & Zoning) requests a Variance of 185' to the required 200' distance for an illuminated sign to be visible from a residential zone for Lot B-1, Horizon Academy Subdivision, located at 1900 Atrisco Drive NW, zoned NR-BP (Section 14-16-5-12(E)(5)(c)) **APPROVAL WITH CONDITION**