



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, January 20, 2026 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 9:00 AM on Sunday, January 18, 2026.

- 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-2025-00040 APPROVED	PR-2025-020173	Jose Pedro Guillen Gonzales requests a Conditional Use for Light Vehicle Sales & Rental for Lot 3-A, Block 2, Plat of Lot 3-A Block 2 Emil Mann Subdivision Cont. .4957 Acres, located at 7302 Zuni Road SE, Albuquerque, NM 87108-3144, zoned MX-L (L-19) (IDO Section 14-16-4-3(D)(20))
2.	CU-2025-00042 APPROVED	PR-2025-020178	Maria M. Villarreal requests a Conditional Use for a Family Home Day Care for Lot 5, Block A, Plat of Desert Springs Subdivision Unit Two Being A Replat of Tract A Desert Springs Subdivision Unit One and Tract C Desert, located at 7818 Blue Avena Avenue SW, zoned R-1A (M-10) (IDO Section 14-16-4-3(F)(8))
3.	MZP-2025-00032 APPROVED VA-2025-00171 DENIED	PR-2025-020183	Gonzalo Salazar & Genoveva Villaseca-Chigo request a Tall Wall-Major for a 6-foot wall situated on the front property for Lot 2, Block 10, Buena Ventura Subdivision, located at 204 Espejo Street NE, zoned R-1B (K-20) (IDO Section 14-16-5-7(D)(3); Table 5-7-2 & 14-16-6-6(H))
4.	MZP-2025-00035 APPROVED	PR-2025-020184	Julio C. Botello & Nancy Maria Pacheco request a Carport Permit located 3 feet from the front setback for Lot 4, Everett Heights Subdivision, located at 424 63rd Street SW, zoned R-1C (K-11) (IDO Section 14-16-5-5(F)(2)(a)3 & 14-16-6-6(G)(3))
<u>OLD BUSINESS:</u>			
5.	MZP-2025-00011 DEFERRED	REMAND	Judith T. Mori requests a Major Wall Permit for Lot 104, Block 0000, Pina Vista – Academy Hills Unit 5, located at 6428 Admiral Rickover Dr NE, zoned R-T (IDO Section 14-16-5-7(D)(1) Table 5-7-1; 14-16-5-7(D)(2))
6.	VA-2025-00161 APPROVED		Slavin Family, LLC (Augustine Grace, Ace Engineering – Agent) requests a Variance for a courtyard wall height variance of 6 inches to the required 3-foot wall maximum for Lot 8, Block 3, Buena Vista Heights, located at 2128 Silver Avenue SE, zoned MX-T (K-15) (IDO Section 14-16-5-7(D)(3); Table 5-7-2)

7.	VA-2025-00166 APPROVED	PR-2025-020151	Rio Grande Realty & Investment, LLC (Todd Kruger, Elevated Mechanical Services – Agent) requests a variance of 15 feet to the 25-foot rear setback requirement to construct a single-car garage addition for Lot 1 Plat of Lots 1, 2 & 3 Lands of Frances & Theresa, located at 3741 San Isidro Street NW, zoned R-A (G-13) (IDO Section 14-16-5-1; Table 5-1-1)
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NEW BUSINESS:

8.	CU-2025-00041 APPROVED	PR-2025-020169	Goodman Lawrence RVT (Karla McCommon, The Dimension Group – Agent) requests a Conditional Use for a Liquor Retail Establishment at Circle K Convenience Store for Lot 1A, Plat of Lots 1A, 1B, 1C, 1D, and 1E Snow Vista Investors Cont. 1.9273 +/- Acres, located at 9800 De Vargas Road SW, zoned NR-C (M-09) (IDO Section 14-16-4-3(D)(39))
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9.	CU-2025-00043 APPROVED	PR-2025-020179	Sean & Lavina Montgomery Trustees, Montgomery Trust requests a Conditional Use for a Family Home Day Care for Lot 16, Block 5, Tara Subdivision, located at 10828 Barbara Ellen Avenue NE, zoned R-1C (G-21) (IDO Section 14-16-4-3(F)(8))
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10.	CU-2025-00045 CONTINUED	PR-2025-020180	Partners Hospitality, LLC & Karan Mahajan, Empower Health Service requests a Conditional Use for an Overnight Shelter for Lot B-1-B, Plat of Lots B-1-A and B-1-B Airport Industrial Park RK Cont. 95,035 Sq. Ft. M/L, located at 2300 Yale Boulevard SE, zoned NR-LM (M-15, M-16) (IDO Section 14-16-4-3(C)(6))
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11.	CU-2025-00046 APPROVED	PR-2025-020181	Abdon Valles & Maga Valles and Diego Duran, Zenvana, LLC (Zahra Nasser, Pristine NM – Agent) requests a Conditional Use for Nicotine Retail for Map 39 Tract 113 C 127 D2 X 127E, located at 4711 Central Avenue NW, zoned MX-M (K-12) (IDO Section 14-16-4-(D)(40))
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12.	CU-2025-00047 APPROVED	PR-2025-020164	Anna Chavez & Alissa Chavez requests a Conditional Use for a Family Home Day care at Lot 31, Block 7, Replat of Lot 2 & Lots 28 thru 32 Block 7, Lots 12 & 13 in Block 6, Amended & Corrected Unit No. 1 Panorama Estates, located at 2020 Elaine Place NE, zone R-1C (H-22) (IDO Section 14-16-4-3(F)(8))
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13.	MZP-2025-00034 APPROVED	PR-2025-020174	Nikola & Sarah B. Streng Babic request a Carport for Lot 1-A, Block 3, Plat of Lots 1-A & 2-A Block 3 Garcia Addition Cont. .0910 Acres, located at 1200 11th Street NW, zoned R-1A (J-13) (IDO Section 14-16-5-5(F)(2)(a)3 & 14-16-6-6(G)(3))
14.	VA-2025-00177 APPROVED	PR-2025-020174	Nikola & Sarah B. Streng Babic request a Variance of 1 foot, 4 inches to the 10-foot interior setback for a building exceeding 15 feet in height for Lot 1-A, Block 3, Plat of Lots 1-A & 2-A Block 3 Garcia Addition Cont. .0910 Acres, located at 1200 11th Street NW, zoned R-1A (J-13) (IDO Section 14-16-3-4(M)(5)(b)(1))
15.	VA-2025-00178 APPROVED	PR-2025-020174	Nikola & Sarah B. Streng Babic request a Variance of 25 degrees to the 30-45 degree roof slope for new buildings over 15 feet high for Lot 1-A, Block 3, Plat of Lots 1-A & 2-A Block 3 Garcia Addition Cont. .0910 Acres, located at 1200 11th Street NW, zoned R-1A (J-13) (IDO Section 14-16-3-4(M)(5)(b)(11))
16.	VA-2025-00179 APPROVED	PR-2025-020174	Nikola & Sarah B. Streng Babic request a Variance of 2 feet at the SE corner area only to the 15-foot rear seatback requirement for Lot 1-A, Block 3, Plat of Lots 1-A & 2-A Block 3 Garcia Addition Cont. .0910 Acres, located at 1200 11th Street NW, zoned R-1A (J-13) (IDO Section 14-16-3-4(M)(3)(a)(3))
17.	VA-2025-00180 APPROVED	PR-2025-020174	Nikola & Sarah B. Streng Babic request a Variance of 2 feet at the SE corner area only to the 15-foot rear seatback requirement for Lot 1-A, Block 3, Plat of Lots 1-A & 2-A Block 3 Garcia Addition Cont. .0910 Acres, located at 1200 11th Street NW, zoned R-1A (J-13) (IDO Section 14-16-3-4(M)(3)(a)(3))
18.	VA-2025-00168 APPROVED	PR-2025-020176	WWT Realty, LLC and Larry H Miller Casa Chevrolet (Maria Keeve, Amarok – Agent) request a Variance of 3 feet to the 3-foot maximum fence height for a perimeter fence for Lot 2, Block 24, Replat Tract I, Block 24 Corrected Plat of Replat Parts Mesa Del Norte Addition, located at 7201 Loma Boulevard NE, zoned MX-M (J-19) (IDO Section 5-7(D)(1); Table 5-7-1 and 14-16-6-6(O)(3))

19.	VA-2025-00186 APPROVED	PR-2025-020176	WWT Realty, LLC and Larry H Miller Casa Chevrolet (Maria Keeve, Amarok – Agent) request a Variance of 3 feet to the 3-foot maximum fence height for street frontage wrought iron gate for Tract J, Block 28, Corrected Plat of Replat of parts of Mesa Del Norte Addn, located at 7201 Loma Boulevard NE, zoned MX-M (J-19) (IDO Section 5-7(D)(1); Table 5-7-1 and 14-16-6-6(O)(3))
20.	VA-2025-00187 APPROVED	PR-2025-020176	WWT Realty, LLC and Larry H Miller Casa Chevrolet (Maria Keeve, Amarok – Agent) request a Variance of 3 feet to the 3-foot maximum fence height for street frontage wrought iron fence for Lot 1, Block 20, Replat of Tr H Blk 20 of Corrected Plat of parts of Mesa Del Norte Addition, located at 7201 Lomas Boulevard NE, zoned MX-M (J-19) (IDO Section 5-7(D)(1); Table 5-7-1 and 14-16-6-6(O)(3))
21.	VA-2025-00169 APPROVED	PR-2025-020170	Serotonin Holdings, LLC & Sarah C. Maestas request a Variance of 3 feet to the allowed 3-foot fence height in the front and street side yard for Lots 7 & 8, Block 2, Anderson Addition Cont. 9,250 Square Feet M/L, located at 1259 8th Street NW, zoned R-1A (J-14) (IDO Section 14-16-5-7(D); Table 5-7-1)
22.	VA-2025-00173 APPROVED	PR-2025-020187	Andres N. & Antoinette M. Baca request a Variance of 5 feet to a 3-foot maximum street-side yard fence height for Lot 1, Block 5, Highlands North Addition, located at 6505 Arroyo Del Oso Avenue NE, zoned R-1C (F-18) (IDO Section 14-16-5-7(D); Table 5-7-1)
23.	VA-2025-00175 APPROVED	PR-2025-020185	Loretta Catherine & Eric Earl Yakley request a Variance for a 6-foot high fence located in the 10-foot front setback Lot 26, Block G, Altura Addition, located at 3700 Hannett Avenue NE, zoned R-1B (J-17) (IDO Section 14-16-5-7(D)(3); Table 5-7-2 & 14-16-5-7(D)(3)(e))
24.	VA-2025-00176 DENIED	PR-2025-020160	Richard & Yvonne Gonzales request a Variance of 4 feet 9 inches to the 10-foot north side setback for Lot 53-P1, Plat of Oxbow Bluff Subdivision Cont. .4123 Acres, located at 3809 Mourning Dove Place NW, zoned R-1D (G-11) (IDO Section 14-16-5-1(C); Table 5-1-1)

25.	VA-2025-00181 APPROVED	PR-2024-011315	Route 66 Self Storage, LLC (Donna Sandoval, Tierra West, LLC – Agent) requests a Lighting Variance request to IDO Sections 14-16-5-8(E)(2) for Lot 18-A-1 Plat of Lots 13-A-1 & 18-A-1 Vista Cont. .4481 Acres, located at 99999 Central Avenue SW, zoned MX-M (K-09) (IDO Section 14-16-5-8(E)(2))
26.	VA-2025-00182 APPROVED	PR-2024-011315	Route 66 Self Storage, LLC (Donna Sandoval, Tierra West, LLC – Agent) requests a Lighting Variance request to IDO Sections 14-16-5-8(E)(2) for Lot 18-A-1 Plat of Lots 13-A-1 & 18-A-1 Vista Cont. .4481 Acres, located at 99999 Central Avenue SW, zoned MX-M (K-09) (IDO Section 14-16-5-8(E)(2))
27.	VA-2025-00183 APPROVED	PR-2024-011315	Route 66 Self Storage, LLC (Donna Sandoval, Tierra West, LLC – Agent) requests a Lighting Variance request to IDO Sections 14-16-5-8(F)(4) for Lot 18-A-1 Plat of Lots 13-A-1 & 18-A-1 Vista Cont. .4481 Acres, located at 99999 Central Avenue SW, zoned MX-M (K-09) (IDO Section 14-16-5-8(F)(4))
28.	VA-2025-00184 APPROVED	PR-2024-011315	Route 66 Self Storage, LLC (Donna Sandoval, Tierra West, LLC – Agent) requests a Lighting Variance request to IDO Sections 14-16-5-8(F)(4) for Lot 18-A-1 Plat of Lots 13-A-1 & 18-A-1 Vista Cont. .4481 Acres, located at 99999 Central Avenue SW, zoned MX-M (K-09) (IDO Section 14-16-5-8(F)(4))
29.	Proposed Change to Zoning Hearing Examiner (ZHE) Rules of Procedure APPROVED WITH MODIFICATIONS		The Zoning Hearing Examiner will consider, discuss, and take action on updates to the ZHE Rules of Procedure and Conduct by the Zoning Hearing Examiner. The proposed changes will be available at the City Clerk’s web page at https://www.cabq.gov/clerk/rulemaking at the Planning Department, ZHE web page at https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner and at the Planning Department, two weeks prior to the January 20, 2026 hearing date.