



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Daniel Villanueva requests a Permit – Wall or Fence –Major of a 5-foot wire mesh/chain link view fence in the front setback of the property for \* 7 17 ALBRIGHT MOORE ADD & PORTION OF, located at 621 Bellamah Ave NW, zoned R-1A.

Special Exception No: .... **MZP-2026-00001**  
Project No: .....  
Hearing Date:..... 02-17-26  
Closing of Public Record: 02-17-26  
Date of Decision: ..... 03-04-26

On February 17, 2026, Daniel Villanueva, (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Permit – Wall or Fence - Major of a 5-foot wire mesh/chain link view fence in the front setback of the property (“**Application**”) upon the real property located at 621 Bellamah Ave NW (“**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Permit-Wall or Fence-Major of a 5-foot wire mesh/chain link view fence in the front setback of the property, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(H).
2. Based on evidence in the record, it appears the legal ad was not published in a timely manner and did not satisfy all notice requirements.
3. Failure of proper notice is a jurisdictional defect, and the ZHE cannot proceed to hear a case and decide it until notice requirements have been fulfilled.
4. To facilitate a timely posting of the legal ad, at least 15 days before the hearing, the ZHE has allowed for a DEFERRAL until the March 17, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Application to the March 17, 2026, ZHE hearing, which begins at 9:00 a.m.

A handwritten signature in blue ink that reads "Robert Lucero".

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: [d\\_villanueva13@yahoo.com](mailto:d_villanueva13@yahoo.com)  
ZHE File  
Zoning Enforcement