



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

Allan Holmquist and Dexter Byrum (Owners) and Jonathan Turner (Agent, Consensus Planning) request a Variance of 43.5 feet to the minimum required 45-foot landscape buffer for lots adjacent to Major Public Open Space for Lot 8, Block 6 of Wells Sandia Manor Subdivision, located at 400 Camino de la Sierra NE, zoned R-1D (L-23) IDO Section 14-16-5-2(J)(2)(a)1.

Special Exception No:.....	VA-2026-00032
Project No:	PR-2024-011133
Hearing Date:	04-21-26
Closing of Public Record:	04-21-26
Date of Decision:.....	05-06-26

On April 21, 2026, Jonathan Turner - Consensus Planning (“**Agent**”) as agent for Allan Holmquist & Dexter Byrum (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (“**ZHE**”) requesting a Variance of 43.5 feet to the minimum required 45-foot Major Public Open Space landscape buffer (“**Application**”) upon the real property located at 400 Camino de la Sierra NE. (“**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance of 43.5 feet to the minimum required 45-foot Major Public Open Space landscape buffer, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-5-2(J)(2)(a)1.
2. Applicant has the authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant has a duly authorized Agent to act on Applicant’s behalf regarding the Application.
4. Applicant has offered at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application, pursuant to IDO Section 14-16-6-4(B).
5. The subject site is seeking to purchase a portion of the abutting Major Public Open Space designated land in an effort to correct an encroachment from this subject site onto the Open Space property.
6. The applicant is requesting a Zoning Map Amendment – EPC to change the zone district of the Major Public Open Space site from NR-PO-B to R-1D.
7. Due to the complex nature of this request, and the various city departments involved, a one-month deferral is requested to allow time for collaborative meetings between Planning Department Staff, Parks and Recreation Staff, Consensus Planning and the owners of the subject site to address various thoughts, questions and concerns by staff.

8. 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.
9. 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 May 19, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Variance Application request of 43.5 feet to the minimum required 45-foot Major Public Open Space landscape buffer, to the May 19, 2026, ZHE hearing, which begins at 9:00 a.m.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: Allan Holmquist, Owner/Applicant, aldeckie@msn.com
Jim Strozier, Agent, Consensus Planning Inc., cp@consensusplanning.com
Jonathan Turner, Agent, Consensus Planning Inc., turner@consensusplanning.com
Santos Martinez, Agent, Consensus Planning Inc., martinez@consensusplanning.com
ZHE File
Zoning Enforcement