



## 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, April 21, 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](mailto: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 5:00 p.m. on Wednesday, April 15, 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](mailto:PlanningZHE@cabq.gov)
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

CROSS-EXAMINATION: For quasi-judicial decisions, applicants and members of the public with legal standing have a right to cross-examine other persons speaking pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.

The following items will be considered:

<b><u>INTERPRETER NEEDED:</u></b>			
1.	MZP-2026-00012		Manuela Rueda (Applicant) requests a Major Wall-Fence Permit and for an existing 6-foot metal Wall/Fence in the front setback for Lot 24, Block 0000, Glendale Gardens, located at 4924 Rincon Rd NW, zoned R-1D (J-11) IDO Section 14-16-6-6(H)
2.	VA-2026-00022		Manuela Rueda ((Applicant) requests a Variance of 3 feet to the allowed 3-foot Wall/Fence height for an existing 6-foot metal Wall/Fence with a gate built in the front setback of the property for Lot 24, Block 0000, Glendale Gardens, located at 4924 Rincon Rd NW, zoned R-1D (J-11) IDO Section 14-16-5-7(D)(1), Table 5-7-1
<b><u>OLD BUSINESS:</u></b>			
3.	CU-2025-00045	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)
<b><u>NEW BUSINESS:</u></b>			
4.	VA-2026-00001		Joshua David Scott (Applicant) requests a Variance for the Expansion of a Nonconforming Structure, for Lot 1, Block 4, BXR Addition S62.95 Ft. of Lot 1, located at 601 Dallas Street NE, zoned R- 1B (K-19) IDO Section 14-16-6-6(C)(3)
5.	VA-2026-00003		David Kassan (Applicant) requests a Variance for Accessory Building Height for Lot 20, 7, 8, 19, Block 5, Huning Castle Addn, located at 1716 Chacoma Pl SW, zoned R-1D (J-13) IDO Section 14-16-5-1(C)(1); Table 5-1-1
6.	VA-2026-00013		Margie Ray Schell (Applicant) requests a Variance for 1 foot 6 inches to the minimum 5-foot side yard setback, to allow for an attached garage addition, for Lot 24, Block 3, Ridge Park, located at 4700 McKnight Avenue NE, zoned R-1C (J-17) IDO Section 14-16-5-1(C)(1); Table 5-1-1

7.	VA-2026-00025		Margie Ray Schell (Applicant) requests a Variance for a front setback for Lot 24, Block 3, Ridge Park, located at 4700 McKnight Avenue NE, zoned R-1C (J-17) IDO Section 14-16-5-1(C)(1); Table 5-1-1
8.	CU-2026-00009	PR-2024-010269	Joshua Maestas, DJD Holding, LLC (Applicant) & Coronado Center, LLC Attn: Brookfield Properties Retail (Owner) request a Conditional Use Permit for a Nicotine Retail located in Lot 3A1 Unit 6 Dale J. Bellamah Jeannedale Coronado Center Continuous 20.2323 AC M/L for a property located at 6600 Menaul Boulevard NE zoned MX-H (H-18) IDO Section 14-16-4-3(D)(40)
9.	MZP-2026-00004		Cary Morrow (Applicant) requests a Carport Major Permit for Lot 5, Block 14, Rourkes, located at 917 Madison St NE, zoned R-1C (J-17) IDO Section(s) 14-16-5-5(F)(2)(a)(3), 14-16-6-6(G)
10.	MZP-2026-00007		Eric Stebbins (Agent) & Michelle Negrette (Applicant) request a Major Zoning Permit for a wall greater than 3 feet in the front/side yard setback for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1D (J-16) IDO Section 14-16-5 (B)(2)
11.	VA-2026-00016		Eric Stebbins (Agent) and Michelle Negrette (Applicant) request a Variance of 3 feet to the 3-foot wall height in the front yard setback for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1D (J-16) IDO Section 14-16-5:5-7(D)(2)
12.	VA-2026-00041		Eric Stebbins (Agent) & Michelle Negrette (Applicant) request a Variance to the 50% opacity requirement for walls above 3 feet for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1D (J-16) IDO Section 14-16-5-7 (D)(2), Table 5-7-2
13.	MZP-2026-00010		Tanya Montiel (Owner) & Jesse Lachioma (Applicant) request a Major Wall-Fence Permit for a 4-foot-high CMU Block Wall/Fence taller than the allowed 3-foot Wall/Fence height in the front setback of the property for Lot 53-P1, Block 0000, La Mesilla, located at 900 Mesa Viejo St SW, zoned R-1B (L-09) IDO Section(s): 14-16-6-6(H), Table 5-7-1

14.	VA-2026-00033		Tanya Montiel (Owner) & Jesse Lachioma (Applicant) request a Variance of 1-foot for the view fencing above the allowed 3-foot Wall/Fence height in the front setback of the property for Lot 53-P1, Block 0000, La Mesilla, located at 900 Mesa Viejo St SW, zoned R-1B (L-09) IDO Section(s): 14-16-5-7(D)(3)(a)(2)
15.	MZP-2026-00011		Gwen Colonel (Applicant) requests a Major Zoning Permit to construct a Carport for Lot 7, Block B, Eastern Addition, located at 900 John St SE, zoned R-1A (K-14) IDO Section(s)14-16-5-5(F)(2)(3)
16.	MZP-2026-00015		Ashley Brown (Applicant) and Ramiro Duran (Owner) request a Major Zoning Permit to construct and extend a 6-foot-high Wall/Fence on the side corner lot facing the street of the property for Unit 1 Lot 5-A Blk 2 Amended Plat for the Mesa at Anderson Hills Continuous for a property located at 3112 El Caballero Dr SW IDO Section(s) 14-16-6-6(H)
17.	VA-2026-00024		Ashley Brown (Applicant) and Ramiro Duran (Owner) request a Variance of 3 feet to the allowed 3-foot Wall/Fence height on the side street corner lot of the property and extend a 6-foot wall for Unit 1 Lot 5-A Blk 2 Amended Plat for the Mesa at Anderson Hills Continuous for a property located at 3112 El Caballero Dr SW IDO Section 14-16-5-7(D)(1), Table 5-7-1
18.	MZP-2026-00017		William Wylie requests a Major Zoning Permit to construct a 6-foot solid CMU block wall 5 feet from sidewalk for Lot 7, Block 4, La Hacienda Addition, for a property located at 1300 Carlisle Blvd NE, zoned R-1C (J-16) IDO Section 14-16-5-7(D)(3)(a)(2), Table 5-7-2
19.	MZP-2026-00018		William Wyle requests a Major Zoning Permit to construct a 3-foot solid CMU block wall with 2-foot iron view fence on the property line for Lot 7, Block 4, La Hacienda Addition, for a property located at 1300 Carlisle Blvd NE, zoned R-1C (J-16) IDO Section 14-16-5-7(D)(3)(a)(2), Table 5-7-2
20.	VA-2026-00035		William Wylie requests a Variance to construct a 6-foot tall solid CMU block wall with a 5-foot setback from sidewalk for Lot 7, Block 4, La Hacienda Addition, for a property located at 1300 Carlisle Blvd NE, zoned R-1C (J-16) IDO Section 14-16-5-7(D)(1)(b)(2)

21.	MZP-2026-00019		Taylor Tanqueray (Applicant) requests a Major Wall-Fence Permit to construct a 5-foot view fence on the front and side property line for Lot 4 Block B Lee Acres Subdivision Continuous, for a property located at 637 Solar Rd NW zoned R1-D, IDO Section 14-16-5-7(D)(3)(a)(2), Table 5-7-2
22.	VA-2026-00023		J.R.'s Son Fence (Applicant) and David Weaver (Owner) request a Variance of 1 foot to the allowable 5 feet to construct a 6-foot, V-brace no-climb security fence for Lot 16a Excluding the Portion out to R/W Plat of Lots 16a Block 36 Valley View Addition Section 23 T10 north R3 east Continuous, located at 5210 Central Ave SE, zoned MX-M. IDO Section 14-16-5-7(D)(3)(c)
23.	VA-2026-00043		J.R.'s Son Fence (Applicant) and David Weaver (Owner) request a Variance of 5 feet to the required 10-foot setback for Lot 16a Excluding the Portion out to R/W Plat of Lots 16a Block 36 Valley View Addition Section 23 T10 north R3 east Continuous, located at 5210 Central Ave SE, zoned MX-M IDO Section 14-16-5-7(D)(3)(c)
24.	VA-2026-00027		David Rios-Murillo (Applicant) requests a Variance of 1.5 feet to the required 5-foot side setback to build an addition on the southern side of an existing structure for Lot 10, Block 0000, Rio Grande Heights Addition, located at 401 52nd St SW, zoned R-1B (K-11) IDO Section 14-16-5-1(C), Table 5-1-1
25.	VA-2026-00030		Katherine Wright (Owner) and Christine Williams (Applicant) request a Variance to the side setback for Lot 13, Block 9, Parkland Hills Addition, located at 527 Morningside Dr SE, zoned R-1D (L-17) IDO Section 14-16-2(B) 5-1-1
26.	VA-2026-00032	PR-2024-011133	Allan Holmquist (Owner) 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 *008 006 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)
27.	VA-2026-00034		Patrick Wylie (Owner) and Jim Strozier (Agent) request a Variance of 15 feet to the required 15-foot landscape buffer on the west property boundary for Tract 7 Plat Ladera Business Park Unit 1 Continuing, located at 7301 La Morada Pl NW IDO Section 14-16-5-6(E)(4)

28.	VA-2026-00045		<p>Patrick Wylie (Owner) and Jim Strozier (Agent) request a variance of 15 feet to the required 15-foot landscape buffer on the north and east property boundary for Tract 7 Plat Ladera Business Park Unit 1 Continuing, located at 7301 La Morada Pl NW, zoned NR-C</p> <p>IDO Section 14-16-5-6(E)(4)</p>
29.	Proposed Change to Zoning Hearing Examiner (ZHE) Rules of Procedure		<p>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 <a href="https://www.cabq.gov/clerk/rulemaking">https://www.cabq.gov/clerk/rulemaking</a> at the Planning Department, ZHE web page at <a href="https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner">https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner</a> and at the Planning Department, two weeks prior to the January 20, 2026 hearing date.</p>