



# CITY OF ALBUQUERQUE

## ZONING HEARING EXAMINER

### PUBLIC HEARING

## Agenda

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, May 19, 2026 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/85421143218>

**Webinar ID: 854 2114 3218**

Attend by Phone

+1 (719) 359-4580

Webinar ID: 854 2114 3218

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, May 13, 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.

Agenda Item	Description
1. <a href="#">MZP-2026-00020</a>	Martin F Medina (Applicant) requests a Major Zoning Permit – Carport for Lot 1-P1, Block 21, El Rancho Grande 1 Unit 5A, located at 8500 Bay Mare Ave SW, zoned R-T (M-9) IDO Section IDO Section 14-16- 6-6(G)
2. <a href="#">MZP-2026-00015</a>	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)
3. <a href="#">VA-2026-00024</a>	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
4. <a href="#">VA-2026-00032</a> 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)
5. <a href="#">Proposed Change to Zoning Hearing Examiner (ZHE) Rules of Procedure</a>	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/zoninghearing-examiner">https://www.cabq.gov/planning/boards-commissions/zoninghearing-examiner</a> and at the Planning Department, two weeks prior to the January 20, 2026 hearing date.

6. [CU-2026-00010](#) Lorenzo Melendez (Applicant) & Broadbent Industrial LLC (Owner) request a Conditional Use for Cannabis Retail for Lot C2, Block 0000. Menaul School Inc, located at 2809 Broadbent Pkwy NE, zoned NR-LM (H-15)  
IDO 14-16-4-3(D)(35)
7. [CU-2026-00011](#) Yougash Kumar (Owner) & Hosai Ehsan (Applicant) request a Conditional Use for for an Overnight Shelter in the NR-C Zone. for Lot E1, Block 0000, Broadbent Business Park, located at 1315 Menaul Blvd NE, zoned NR-C (H-15)  
IDO Section 14-16- 4-3(C)(6)
8. [CU-2026-00012](#)  
PR-2022-007103 Anthony Beavers (Applicant) & ABQ Terminal LLC (Owner) request a Conditional Use for Nicotine Retail for Lot 64C3A1, 64C2, 64C3A2, Block 0000, MRGCD Map 44, located at 3200 Broadway Blvd SE, zoned NR-LM (M-14)  
IDO Section 14-16-4-3(D)(40)
9. [CU-2026-00013](#)  
PR-2020-004645 Scott Goodman (Owner) & Karla McCommon (Applicant) requests a Conditional use for Light Vehicle Fueling for Lot 1A, Block 0000, Snow Vista Investors, located at 9800 De Vargas Road SW, zoned NR-C (M-09) IDO Section 14-16-4-3(D)(18)
10. [MZP-2026-00009](#) Mario Santoyo (Owner) requests a Major Zoning Permit - Carport in the front setback for Lot 26, 25, Block H, Desert Springs UNIT 5, located at 7412 Autumn Breeze Road SW, zoned R-1A (M-10)  
IDO Section 14-16- 6-6(G)
11. [VA-2026-00040](#) Mario Santoyo (Applicant) requests a Variance for a carport in front yard for Lot 1-P1, Block 21, El Rancho Grande 1 Unit 5A, Located at 7412 Autumn Breeze Road SW, Zoned R-T (M-9)  
IDO Section 14-16- 5-5(F)(2)(a)(3)
12. [MZP-2026-00022](#) Enrique Rodriguez (Owner) & Enrico Gradi-YES Housing Inc. (Applicant) request a Major Wall/Fence Permit for an existing 4-foot, opaque, metal panel Wall/Fence in the front setback of the property for Lot 5 Block 5 Plat of Valencia Estates Subdivision continuous .1155 AC, located at 7924 Stephan Rd SW, zoned R-1A. IDO section; 14-16-5-7(D)(2), 14-16-6-6(H), Table 5-7-1

13. [VA-2026-00049](#) Enrique Rodriguez (Owner) & Enrico Gradi-YES Housing Inc. (Applicant) request a Variance of 1 foot to the allowed 3-foot Wall/Fence height in the front setback of the property and a Variance of 3 feet to the allowed 3-foot Wall/Fence height on the front side-yard zoned for Lot 5 Block 5 Plat of Valencia Estates Subdivision continuous.1155 AC, located at 7924 Stephan Rd SW, zoned R-1A  
IDO section; 14-16-5-7(D)(2), 14-16-6-6(O) Table 5-7-1
14. [VA-2025-00189](#) Daniel Archuleta (Owner) & Christian Austin (Applicant) requests a Variance of 2.5 feet to the required 5-foot side setback for Lot 16, Block 8, Meadowood Manor UNIT 2, located at 6729 Beck Drive NE, zoned R-1C (E-18)  
IDO Section 14-16-5, Table 5-1-1]
15. [VA-2026-00039](#) Sam & Shae Zsiga (Owner) & Tim Muller (Applicant) request a Variance for an Expansion of a Nonconforming Structure for Lot 17, 16, Block 12, College View Addition, located at 429 Morningside Drive NE, zoned R-1B (K-17)  
IDO Section 14-16- 6-8(D)(5)
16. [VA-2026-00042](#) Sean McCullough (Owner) & Michelle Negrette (Applicant) request a Variance of 2 feet to the 6-foot maximum height requirement within the front setback for a barbed wire fence For Lot 1, A T & S F Railway Property 2A, B N & S F Railway CO, located at 2510 2nd St SW, zoned NR-GM (M-14)  
IDO Section 14-16 5-7(E)(1)(c)
17. [VA-2026-00055](#) Sean McCullough (Owner) & Michelle Negrette (Applicant) requests a Variance to the 5-foot setback for a barbed wire fence for Lot 1, A T & S F Railway Property, 2A, Block 0000, B N & S F Railway CO, A T & S F Railway Property, B N & S F Railway CO, located at 2510 2nd St SW, zoned NR-GM (M-14)  
IDO Section 14-16 5-7(E)(1)(c)
18. [VA-2026-00044](#) Cynthia Guillen (Owner) requests a Variance of 2 feet to the required 15-foot rear yard setback for Lot 10, Block 9, Knolls of Paradise Hills UNIT 2, located at 9836 Chantilly Road NW, zoned R-1B (B-13)  
IDO Section 14-16-5, Table 5-1-1
19. [VA-2026-00047](#) Nathan VanDelinder (Owner) requests a Variance of 5 feet to the required 10-foot side yard setback for Lot 25B, Block 0000, Alvarado Gardens UNIT 1, located at 2612 Corianda Court NW, zoned R-A (G-13)  
IDO Section 14-16-5, Table 5-1-1

20. [VA-2026-00053](#)  
PR-2021-004918 Maria Flores (Owner) & Juanita Garcia (Applicant) request a Variance 4 feet to the allowable 3-foot height for a fence in the front setback for Rio Grande Heights Addition N60 FT L99, located at 301 Old Coors Dr SW, zoned MX-M (K-11)  
IDO Section 14-16-5-7(D)(1)(b)
21. [VA-2026-00054](#)  
PR-2021-004918 Maria Flores (Owner) & Juanita Garcia (Applicant) request a Variance of 4 feet to the maximum allowable height of 3 feet for 099 S 40FT LT99 N1/2 Lot 100 Rio Grande Heights Addition, located at 303 Old Coors SW, zoned MX-M (K-11)  
IDO Section 14-16-5-7(D)(1)(b)
22. [VA-2026-00065](#)  
PR-2021-004918 Maria Flores (Owner) & Juanita Garcia (Applicant) request a Variance of 5 feet to the required 10-foot street-side setback for Lot 99, 100, Block 0000, Rio Grande Heights Addition, located at 301 Old Coors SW, zoned MX-M (K-11)  
IDO Section 14-16-5-7(D)(3)(c)
23. [VA-2026-00066](#)  
PR-2021-004918 Maria Flores (Owner) & Juanita Garcia (Applicant) request a Variance of 5 feet to the required 10-foot front setback for Lot 99, 100, Block 0000, Rio Grande Heights Addition, located at 301 Old Coors SW, zoned MX-M (K-11)  
IDO Section 14-16-5-7(D)(3)(c)
24. [VA-2026-00067](#)  
PR-2021-004918 Maria Flores (Owner) & Juanita Garcia (Applicant) request a Variance of 5 feet to the required 10-foot front setback for 099 S 40FT LT99 N1/2 Lot 100 Rio Grande Heights Addition, located at 303 Old Coors SW, zoned MX-M (K-11)  
IDO Section 14-16-5-7(D)(3)(c)