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, **June 16, 2026 beginning at 9:00 a.m.**

Join Zoom Meeting
https://cabq.zoom.us/j/854 2114 3218
Webinar ID: 854 2114 3218
Attend by Phone
(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
- 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 PM on Wednesday, June 10, 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:

OLD BUSINESS

ITEM	CASE NUMBER	DESCRIPTION
1.	VA-2026-00032 PR-2024-011133 *Staff deferral request to July 21, 2026*	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)

NEW BUSINESS

2.	CU-2026-00014 PR-2022-007712 *Staff deferral request to July 21, 2026*	Aleem Hasham (Owner) and Trula Howe (Agent) request a Conditional Use for Liquor Retail for Lot 1, Block 2, Volcano Cliffs Unit 26, located at 99999 Paseo Del Norte NE, zoned MX-M (C-11) IDO 14-16-4-3(D)(40)
3.	CU-2026-00015 PR-2019-002284 *Staff deferral request to July 21, 2026*	Prop Thirteen Albuquerque LLC (Owner) & Sergio Lozoya (Applicant) request a Conditional Use for an Amphitheater for Lot B1A1, Renaissance Center 3, Located At 1500 Desert Surf Cir NE, zoned NR-C (F-16) IDO Section 14-16- 4-3(D)(33)]
4.	MZP-2026-00016 PR-2026-000084 *Staff deferral request to July 21, 2026*	Magdelana Solis (Owner) requests a Major Zoning Permit – Wall/Fence for Lot 9, Block 30, Waggoman & Denison Addition, located at 432 General Chennault ST NE, zoned R-1 (K-20) IDO Section 14-16-5-7(D)(3)(a)(2)
5.	VA-2026-00078 PR-2026-000084 *Staff deferral request to July 21, 2026*	Magdelana Solis (Owner) requests a Variance 1.3 feet to the 5-foot maximum height for View Fencing for Waggoman & Denison Addition, located at 432 General Chennault St NE, zoned R-1 (K-20) IDO Section 14-16- 5-7(D)(3)(a)(2)(a)

6.	MZP-2026-00022 PR-2026-000064 *Staff deferral request to July 21, 2026*	Enrique Rodriguez (Owner) and 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
7.	VA-2026-00049 PR-2026-000064 *Staff deferral request to July 21, 2026*	Enrique Rodriguez (Owner) and 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]
8.	MZP-2026-00031 PR-2026-000064 *Staff deferral request to July 21, 2026*	Enrique Rodriguez (Owner) and Enrico Gradi - YES Housing Inc. (Applicant) request a Major Wall/Fence Permit for an existing 6-foot wall in the front side 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
9.	VA-2026-00068 PR-2026-000064 *Staff deferral request to July 21, 2026*	Enrique Rodriguez (Owner) and Enrico Gradi - YES Housing Inc. (Applicant) request a Variance for an existing 6-foot wall in the front side 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
10.	MZP-2026-00023 *Staff deferral request to July 21, 2026*	Charlotte Humphreys (Owner) requests Major Zoning Permit for a carport in front setback for Lot 29-P1, Block 3, Parkwest Unit 1, located at 2204 Sunstone Dr NW, zoned R-1B (H-09) IDO Section 14-16- 6-6(G)

11.	MZP-2026-00026 *Staff deferral request to July 21, 2026*	Ellen Kenney (Owner) requests a Major Zoning Permit to construct a 5-foot View Fence for Lot 9 Block 14 La Mesa Extension Addition Continuous, located at 433 Chama St NE, zoned R-1 (K-19) IDO Section14-16- 5-7(D)(3)(a)(2)(a)
12.	MZP-2026-00027 *Staff deferral request to July 21, 2026*	Russell J. Threadgill (Owner) requests a Major Zoning Permit - Carport for Lot 1, Block 4, Holiday Park Unit 11, located at 3700 Naples ST NE, zoned R-1 (G-22) IDO Section 14-16- 6-6(G)
13.	VA-2026-00061 *Staff deferral request to July 21, 2026*	Russell J. Threadgill (Owner) requests a Variance for the height of an accessory structure for Lot 1, Block 4, Holiday Park Unit 11, located at 3700 Naples ST NE, zoned R-1 (G-22) IDO Section 14-16-5-5(G)(3)(d)
14.	MZP-2026-00028 PR-2026-000086 *Staff deferral request to July 21, 2026*	Lester R. Paris (Owner) requests a Major Zoning Permit - Carport for Lot 32, Block 104, Princess Jeanne Park Addition, located at 733 Grace St NE, zoned R-1 (K-21) IDO Section14-16- 6-6(G)
15.	MZP-2026-00029 *Staff deferral request to July 21, 2026*	Christine Roman Villalobos (Owner) requests a Major Wall/Fence Permit for Lot 18, Block 0000, Regina Addition, located at 3322 Herrera Rd NW, zoned R-1 (J-12) IDO Section; 14-16-5-7(D)(2), 14-16-6-6(H), Table 5-7-1
16.	MZP-2026-00037 PR-2026-000092 *Staff deferral request to July 21, 2026*	Brannon Dugick (Owner) requests a Major Zoning Permit – Tall Wall/Fence for an existing 6-foot wooden fence for Lot 1 Block 3 La Hacienda & W 64-ft Lot 2, located at 3600 Calle Del Ranchero NE, zoned R-1 (J-16) IDO Section [IDO Section 14-16-5-7(D)(3)(b)
17.	VA-2026-00059 PR-2026-000092 *Staff deferral request to July 21, 2026*	Brannon Dugick (Owner) requests a Variance of 1 foot to the allowable height of 5 feet for an existing 6-foot wooden fence for Lot 1 Block 3 La Hacienda & W 64-ft Lot 2, located at 3600 Calle Del Ranchero NE, zoned R-1 (J-16) [IDO Section IDO Section 14-16-5-7(D)(3)(b)

18.	VA-2026-00085 PR-2026-000092 *Staff deferral request to July 21, 2026*	Brannon Dugick (Owner) requests a Variance to the opacity requirement for an existing 6-foot wooden fence for Lot 1 Block 3 La Hacienda & W 64-ft Lot 2, located at 3600 Calle Del Ranchero NE, zoned R-1 (J-16) [IDO Section IDO Section 14-16-5-7(D)(3)(b)
19.	VA-2026-00086 PR-2026-000092 *Staff deferral request to July 21, 2026*	Brannon Dugick (Owner) requests a Variance of 5 feet to the 5-foot setback for an existing 6-foot wooden fence for Lot 1 Block 3 La Hacienda & W 64-ft Lot 2, located at 3600 Calle Del Ranchero NE, zoned R-1 (J-16) IDO Section 14-16-5-7(D)(3)(b)
20.	VA-2026-00050 PR-2026-000094 *Staff deferral request to July 21, 2026*	KREAK Properties (Owner) & Rich Construction (Agent) request a Variance of 3 feet to the maximum wall height of 3 feet for a tall wall/fence for Parcel A Block 3, Huning Highland Addition, located at 201 Broadway Blvd SE, zoned MX-M (K-14) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
21.	VA-2026-00093 PR-2026-000094 *Staff deferral request to July 21, 2026*	KREAK Properties (Owner) & Rich Construction (Agent) request a Variance of 10 feet to the required 10-foot side street setback for a tall wall/fence for Parcel A Block 3, Huning Highland Addition, located at 201 Broadway Blvd SE, zoned MX-M (K-14) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
22.	VA-2026-00090 PR-2026-000095 *Staff deferral request to July 21, 2026*	KREAK Properties (Owner) & Rich Construction (Agent) request a Variance of 3 feet to the maximum wall height of 3 feet for a tall wall/fence for E 70-ft of Lot 3 & E 70-ft of S 5-ft of Lot 2 Block 3, Huning Highland Addition, located at 209 Broadway Blvd SE, zoned MX-M (K-14) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
23.	VA-2026-00091 PR-2026-000095 *Staff deferral request to July 21, 2026*	KREAK Properties (Owner) & Rich Construction (Agent) request a Variance of 5 feet to the required 10-foot front setback for a tall wall/fence for E 70-ft of Lot 3 & E 70-ft of S 5-ft of Lot 2 Block 3, Huning Highland Addition, located at 209 Broadway Blvd SE, zoned MX-M (K-14) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1

24.	VA-2026-00092 PR-2026-000095 *Staff deferral request to July 21, 2026*	KREAK Properties (Owner) & Rich Construction (Agent) request a Variance to landscaping requirements for a tall wall/fence for E 70-ft of Lot 3 & E 70-ft of S 5-ft of Lot 2 Block 3, Huning Highland Addition, located at 209 Broadway Blvd SE, zoned MX-M (K-14) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
25.	VA-2026-00056 PR-2026-000091 *Staff deferral request to July 21, 2026*	Chuck Walker (Owner) requests a Variance to height, setback and landscaping for a 6-foot steel perimeter fence for Lots 11 and 12, Block B Indian Acres Subdivision of Tract 3, located at 3305 Aztec Rd NE, zoned MX-T (G-16) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
26.	VA-2026-00082 PR-2026-000091 *Staff deferral request to July 21, 2026*	Chuck Walker (Owner) requests a Variance to height, setback and landscaping for a 6-foot steel perimeter fence for Lots 11 and 12, Block B Indian Acres Subdivision of Tract 3, located at 3305 Aztec Rd NE, zoned MX-T (G-16) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
27.	VA-2026-00083 PR-2026-000091 *Staff deferral request to July 21, 2026*	Chuck Walker (Owner) requests a Variance to height, setback and landscaping for a 6-foot steel perimeter fence for Lots 11 and 12, Block B Indian Acres Subdivision of Tract 3, located at 3305 Aztec Rd NE, zoned MX-T (G-16) IDO Section 14-16- 5-7(D)(3)(c), Table 5-7-1
28.	VA-2026-00060 *Staff deferral request to July 21, 2026*	Shayleen Mitchell (Owner) & Nicholas Dearmore (Applicant) request a Variance to the side setback for * 010 034 University Heights Addition located at 220 Dartmouth Dr SE, zoned R-1 (K-16) IDO Section 14-16- 5-1(C)(1), Table 5-1-1
29.	VA-2026-00063 *Staff deferral request to July 21, 2026*	Los Arboles Real Estate Investments (Owner) & Roman Guzman (Applicant) request a Variance to install a steel 6-foot 6-inch fence for * A 10 Duke City Industrial Area (Being A Replat of the Westerly Portion of Block 1 Continuous, located at 3333 Los Arboles Ave NE, zoned NR-C (H-16) IDO Section 14-16- 5-7(D)(3)(d)

30.	VA-2026-00071 PR-2026-000087 *Staff deferral request to July 21, 2026*	Diane Gutierrez (Owner) & Jim Strozier (Agent) request a Variance of 20 feet to the minimum required 45-foot Major Public Open Space landscape buffer in the rear yard setback area for Lot 26, 25, 27, Block 8, Volcano Cliffs Unit 5, located at 6200 Marigold Ct NW, zoned R-1D (E-10) IDO Section 14-16-5-2(J)(2)(a)(1)
31.	VA-2026-00074 *Staff deferral request to July 21, 2026*	Zephaniah Wristen (Owner) requests a Variance to allow the attachment of an existing accessory structure, located within the side yard setback, to the primary residence for Lot 87, Block 10A, Four Hills Village Fifth Installment, located at 1301 Cuatro Cerros Trl SE, zoned R-1 (M-23) IDO Section 14-16-5-1(C)(1)
32.	VA-2026-00075 *Staff deferral request to July 21, 2026*	James Cassell, WAC Investments (Owner) & Ginger Jackson (Applicant) request a Variance for an 8-foot fence for Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, zoned MX-M (G-14) IDO Section 14-16 5-7(D)(1)
33.	VA-2026-00076 *Staff deferral request to July 21, 2026*	Kenneth Goldblum (Owner) & Veronica Herrera (Applicant) request Variance to Contextual Lot Size Standards for Lot 6, Block 0000, Albuquerque Ranch Estates Unit 2, located at 12521 Bevan Way NE, zoned R-1D (E-22) IDO Section 14-16-5-1(C)(2)
34.	VA-2026-00077 *Staff deferral request to July 21, 2026*	Kenneth Goldblum (Owner) & Veronica Herrera (Applicant) request Variance to Contextual Lot Size Standards for Lot 6, Block 0000, Albuquerque Ranch Estates Unit 2, located at 12517 Bevan Way NE, zoned R-1D (E-22) IDO Section 14-16-5-1(C)(2)