



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, July 21, 2026** beginning at **9:00 a.m.**

Join Zoom Meeting
[https://cabq.zoom.us/j/854 2114 3218](https://cabq.zoom.us/j/85421143218)

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, July 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
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

The following items will be considered:

CASES REQUIRING INTERPRETATION

ITEM	CASE NUMBER	DESCRIPTION
1.	MZP-2026-00030 PR-2026-000091	Rafael Campos (Owner) requests a Major Zoning Permit to construct a 6-foot wall for Lot 10 & 11, Block 13, Tijeras Park Addition, located at 721 La Veta Dr NE, Zoned R-1 (K-18) IDO β 14-16-5-7(D)(3)(a)(2)
2.	VA-2026-00064 PR-2026-000091	Rafael Campos (Owner) requests a Variance of 1 foot to the allowed 5 feet for view fencing for Lot 10 & 11, Block 13, Tijeras Park Addition, located at 721 La Veta Dr NE, Zoned R-1 (K-18) IDO β 14-16-5-7(D)(3)(a)(2)
3.	MZP-2026-00033	Juan Mejia (Owner) requests a Permit – Major to install a carport in the side setback of his property for * L 001Montoya 2nd Addition located at 205 Abajo Rd SE, zoned R-1 (M-14) IDO β 14-16- 6-6(G)
4.	VA-2026-00079	Juan Mejia (Owner) requests a Variance - ZHE of 3 feet to the allowed encroachment of 3 feet for a carport in the side setback of his property for * L 001Montoya 2nd Addition located at 205 Abajo Rd SE, zoned R-1 IDO β 14-16-5-5(F)(2)(a)(3)

OLD BUSINESS

5.	VA-2026-00032 PR-2024-011133 <i>Deferral request to August 18, 2026</i>	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-1 (L-23) IDO β 14-16-5-2(J)(2)(a)
6.	CU-2026-00014 PR-2022-007712	Aleem Hasham (Owner) and Trula Howe (Agent) request a Conditional Use for Liquor Retail for Tract 1-A-5, Block 2, Volcano Cliffs Subdivision, Unit 26, located at 99999 Paseo Del Norte NE, zoned MX-M (C-11) IDO β 14-16-4-3(D)(40)

7. [MZIP-2026-00016](#)
PR-2026-000084 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 β 14-16-5-7(D)(3)(a)(2)
8. [VA-2026-00078](#)
PR-2026-000084 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 β 14-16- 5-7(D)(3)(a)(2)(a)
9. [MZIP-2026-00022](#)
PR-2026-000064 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, located at 7924 Stephan Rd SW, zoned R-1 IDO β; 14-16-5-7(D)(2), 14-16-6-6(H), Table 5-7-1
10. [VA-2026-00049](#)
PR-2026-000064 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 for Lot 5 Block 5 Plat of Valencia Estates Subdivision Continuous, located at 7924 Stephan Rd SW, zoned R-1 IDO β; 14-16-5-7(D)(2), 14-16-6-6(O) Table 5-7-1
11. [MZIP-2026-00031](#)
PR-2026-000064 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-1 IDO β; 14-16-5-7(D)(2), 14-16-6-6(H) Table 5-7-1

12. [VA-2026-00068](#)
PR-2026-000064 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, located at 7924 Stephan Rd SW, zoned R-1
IDO β; 14-16-5-7(D)(2), 14-16-6-6(H),
Table 5-7-1
13. [MZP-2026-00023](#) Charlotte Humphreys (Owner) requests Major Zoning Permit for a carport in the front setback for Lot 29-P1, Block 3, Parkwest Unit 1, located at 2204 Sunstone Dr NW, zoned R-1 (H-09)
IDO β 14-16- 6-6(G)
14. [MZP-2026-00026](#) 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 β -16- 5-7(D)(3)(a)(2)(a)
15. [MZP-2026-00027](#)
PR-2026-000110
Staff deferral request to August 18, 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 β 14-16- 6-6(G)
16. [VA-2026-00061](#)
PR-2026-000110
Staff deferral request to August 18, 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 β 14-16-5-5(G)(3)(d)
17. [MZP-2026-00028](#)
PR-2026-000086 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 β -16- 6-6(G)
18. [MZP-2026-00029](#) 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 β; 14-16-5-7(D)(2), 14-16-6-6(H) Table 5-7-1

19. [MZP-2026-00032](#) Hector Rios-Rivera (Owner) requests a Major Zoning Permit to construct a concrete block wall in the front and side setback for *24 F Atrisco Village Unit J T Subdivision, located at 10513 Cartagena Ave SW, zoned R-1 (M-08) IDO β 5-7(D)(3)(e)
20. [MZP-2026-00037](#)
PR-2026-000092 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 Rancho NE, zoned R-1 (J-16) IDO β [IDO Section 14-16-5-7(D)(3)(b)]
21. [VA-2026-00059](#)
PR-2026-000092 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 Rancho NE, zoned R-1 (J-16) [IDO Section IDO β 14-16-5-7(D)(3)(b)]
22. [VA-2026-00085](#)
PR-2026-000092 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 Rancho NE, zoned R-1 (J-16) [IDO Section IDO β 14-16-5-7(D)(3)(b)]
23. [VA-2026-00086](#)
PR-2026-000092 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 Rancho NE, zoned R-1 (J-16) IDO β 14-16-5-7(D)(3)(b)
24. [VA-2026-00050](#)
PR-2026-000094 KREAK Properties (Owner) & Rich Construction (Agent) request a Variance of 3 feet to the maximum wall height of 3 feet for Parcel A Block 3, Huning Highland Addition, located at 201 Broadway Blvd SE, zoned MX-M (K-14) IDO β 14-16- 5-7(D)(3)(c), Table 5-7-1

25. [VA-2026-00093](#)
PR-2026-000094 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
26. [VA-2026-00090](#)
PR-2026-000095 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
27. [VA-2026-00091](#)
PR-2026-000095 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
28. [VA-2026-00092](#)
PR-2026-000095 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
29. [VA-2026-00056](#)
PR-2026-000091 Chuck Walker (Owner) requests a Variance of 3 feet to the maximum 3-foot wall height to construct 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1

30. [VA-2026-00082](#)
PR-2026-000091 Chuck Walker (Owner) requests a Variance of 5 feet to the required 10-foot setback 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
31. [VA-2026-00083](#)
PR-2026-000091 Chuck Walker (Owner) requests a Variance to landscaping requirements 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 β 14-16- 5-7(D)(3)(c), Table 5-7-1
32. [VA-2026-00060](#) Shayleen Mitchell (Owner) & Nicholas Dearmore (Applicant) request a Variance of 4.2 feet to the required 5-foot side setback for * 010 034 University Heights Addition located at 220 Dartmouth Dr SE, zoned R-1 (K-16) IDO β 14-16- 5-1(C)(1), Table 5-1-1
33. [VA-2026-00063](#) Los Arboles Real Estate Investments (Owner) & Roman Guzman (Applicant) request a Variance of 5-feet to the required 5-foot setback 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 β 14-16- 5-7(D)(3)(d)
34. [VA-2026-00071](#)
PR-2026-000087 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 β 14-16-5-2(J)(2)(a)(1)
35. [VA-2026-00074](#) 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 β 14-16-5-1(C)(1)

36. [VA-2026-00075](#)
*Staff deferral request to
August 18, 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 β 14-16 5-7(D)(1)
37. [VA-2026-00076](#)
PR-2020-004595 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-1 (E-22)
IDO β 14-16-5-1(C)(2)
38. [VA-2026-00077](#)
PR-2020-004595 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-1 (E-22)
IDO β 14-16-5-1(C)(2)

NEW BUSINESS

39. [CU-2026-00017](#) Gregory Speer (Owner) & Sergio Lozoya (Applicant) request a Conditional Use for Self-Storage for Lot 11-A, Block 2, Volcano Cliffs Subdivision, Unit 14, located at 7520 Rainbow Blvd NW, zoned MX-L (D-09)
IDO β 14-16-4-3(D)(30)
40. [CU-2026-00018](#) Steelbridge Ministries (Owner) & Ruben Chavez (Applicant) request a Conditional Use for a Group Home, Large, for Tract B, Block 0000, Two Forty LLC Subdivision, located at 2001 2nd St NW, zoned MX-M, (H-14)
IDO β 14-16-4-3(B)(10)
41. [CU-2026-00020](#) Steelbridge Ministries (Owner) & Ruben Chavez (Applicant) request a Conditional Use for a Group Home, Large for Tract CA-1-C, Block 0000, Municipal Addition, located at 2021 2nd St SW, zoned NR-LM (L-14)
IDO β 14-16-4-3(B)(10)

42. [CU-2026-00019](#) Marcella Rocha (Owner) & Jonathan Turner (Applicant) request a Conditional Use for Liquor Retail for Tract A1, Block 0000, Stardust Skies Addition, Unit 4, located at 7000 Montgomery Blvd NE, zoned MX-M, (G-18, G-19)
IDO β 14-16-4-3 (D)(40)
43. [MZP-2026-00024](#) Kathleen Rhinehart (Owner) requests a Major Zoning Permit to construct a 6-ft Courtyard Wall for Lot 57, Block 11, Academy Estates Subdivision, Unit 8, located at 9001 Camino Cometa NE, zoned R-1 (F-20)
IDO β 14-16-5-7(D)(3)(a)(2)
44. [MZP-2026-00036](#) Gary Edwards (Owner) & Christopher Welch (Applicant) request a Major Zoning Permit to construct a Carport for Lot 120, Block 7, Foothill Estates, located at 13117 Turquoise Ave NE, zoned R-1 (K-22)
IDO β 14-16-5(F)(2)(a)(3)
45. [MZP-2026-00038](#) Cynthia Calder (Owner) & David Day (Applicant) request a Major Zoning Permit to construct a Courtyard Wall for Lot 10BB, Block 0000, Lavaland Addition, located at 238 Yucca Dr NW, zoned R-1 (K-11)
IDO β 14-16-5-7(D)(3)(a)(2)
46. [MZP-2026-00039](#)
[PR-2026-000098](#) Christopher Nelson (Owner) & David Day (Applicant) request a Major Zoning Permit to construct a Carport for Lots 3 & 4B, Block 0000, Carter Lewis A Subdivision, located at 2201 Gabaldon Rd NW, zoned R-A (G-12) (H-12)
IDO β 14-16-5(F)(2)(a)(3)
47. [MZP-2026-00040](#)
[PR-2026-000098](#) Christopher Nelson (Owner) & David Day (Applicant) request a Major Zoning Permit to Construct a 6-foot Courtyard Wall for, Lots 3 & 4B, Block 0000, Carter Lewis A Subdivision, located at 2201 Gabaldon Rd NW, zoned R-A (G-12) (H-12)
IDO β 14-16-5-7(D)(3)(a)(2)

48. [MZP-2026-00041](#)
PR-2026-000112 Wendy Strittmatter (Owner) requests a Major Zoning Permit - Wall/Fence for Lot 5, Block 1, Saddle Ridge Subdivision, Unit 2, located at 5800 Equestrian Dr NW, zoned R-1 (E-11)
IDO β 14-16-5-7(D)(3)(a)(2)
49. [VA-2026-00094](#)
PR-2026-000112 Wendy Strittmatter (Owner) requests a Variance of 3 feet to construct a 6-foot cinder block wall, for Lot 5, Block 1, Saddle Ridge Subdivision, Unit 2, located at 5800 Equestrian Dr NW, zoned R-1 (E-11)
IDO β 14-16-5-7(D)(3)(a)(2)
50. [VA-2026-00080](#)
PR-2022-007961 Scott Davies (Owner) & Jimmy Bates (Applicant) request a Variance of 1 foot to the allowed 5 feet for a Wall/Fence for Lots 28 & 29, Blocks 28 & 29, Virginia Place Addition, located at 5303 Gibson Blvd SE, zoned MX-M (L-18)
IDO β 14-16-5-7(D)(3)(c)
51. [VA-2026-00096](#)
PR-2022-007961 Scott Davies (Owner) & Jimmy Bates (Applicant) request a Variance of 5 feet to the required 5-foot setback for a Wall/Fence for Lots 28 & 29, Blocks 28 & 29, Virginia Place Addition, located at 5303 Gibson Blvd SE, zoned MX-M (L-18)
IDO β 14-16-5-7(D)(3)(c)
52. [VA-2026-00087](#) Page Ollice (Owner) & Yolanda Montoya (Applicant) request a Variance to the height of an accessory structure for Tracts 257-B1A & 257-B1B, Block 0000, MRGCD Map 35, located at 2706 Floral Rd NW, Zoned R-A (H-12)
IDO β 14-16-5-11(C)(4)
53. [VA-2026-00089](#)
Staff deferral request to August 18, 2026 Gabriel Sandoval (Owner) requests a Variance to construct a 5-foot 8-inch wall for Tract 4, Block 0000, Grande Charles Heir, Located at 1429 San Lorenzo Ave NW, Zoned R-1, (G-13)
IDO β 14-16-5-7(D)(3)(a)(2)