

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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ZONING HEARING EXAMINER NOTICE OF DECISION

Special Exception Number: MZP-2026-00028

Project Number: PR-2026-000086

Hearing Date: 07-21-2026

Closing of Public Record: 07-21-2026

Date of Decision: 08-05-2026

Case Description: Lester R. Paris (Applicant) requests a Permit – Carport for Lot 32, Block 105, Princess Jeanne Park, located at 733 Grace Street NE, zoned R-1. [IDO §14-16-5-5(F)(2)(a)]

On July 21, 2026, Lester R. Paris (“Applicant”) was scheduled to appear before the Zoning Hearing Examiner (“ZHE”) requesting a Permit – Carport (“Application”) upon the real property located at 733 Grace Street NE (“Subject Property”). Below are the ZHE’s findings of fact and decision.

FINDINGS - MZP – CARPORT PERMIT

1. Applicant is requesting a Permit - Carport, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“IDO”) § 14-16-6-6(G).
2. Applicant has authority to pursue this Application, pursuant to IDO § 14-16-6-4(D).
3. Applicant has no duly authorized Agent to act on Applicant’s behalf regarding the Application.
4. The Subject Property is located at 733 Grace Street NE in an R-1 zone district.
5. The applicant is seeking approval to construct a carport on their residential lot.
6. The Planning Director’s delegee has determined that the Application is complete as of April 28, 2026, pursuant to IDO §14-16-6-4(G).
7. The Application was referred to commenting agencies pursuant to IDO Section 14-16-6-4(I).
8. The content of the public notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
9. Applicant has sent a mailed notice to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
10. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).

11. Pursuant to IDO §14-16-6-6(G)(3) (Review and Decision Criteria), *"An application for a Permit-Carport shall be approved if it meets all of the following criteria:*
 - a) The carport would strengthen or reinforce the architectural character of the surrounding area.*
 - b) The carport would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.*
 - c) The design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)3 (Carports).*
 - d) No carport wall is a hazard to traffic visibility, as determined by the Traffic Engineer.*
 - e) The carport is not taller than the primary building on the lot. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3)."*
12. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
13. Applicant appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
14. Applicant has met the burden of providing evidence that established that the requested carport would strengthen or reinforce the architectural character of the surrounding area.
15. Applicant has met the burden of providing evidence that establishes that the requested carport would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community
16. Applicant has met the burden of providing evidence that establishes that the design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)3 (Carports).
17. Applicant has met the burden of providing evidence that establishes that no carport wall is a hazard to traffic visibility, as determined by the Traffic Engineer.
18. Applicant has met the burden of providing evidence that establishes that the requested carport is not taller than the primary building on the lot.
19. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of Project #: PR-2026-000086, MZP-2026-00028, a request for a Permit - Carport, at 733 Grace Street NE, based on the Findings.

APPEAL:

If you wish to appeal this decision, you must do so by August 20, 2026. Pursuant to IDO § 14-16-6-4-(U), you must demonstrate that you have legal standing to file an appeal.

PERIOD OF VALIDITY:

Approval of a Permit - Carport is valid for one (1) year from date of approval.

OTHER REQUIREMENTS:

THIS NOTICE OF DECISION DOES NOT CONSTITUTE APPROVAL OF PLANS FOR A BUILDING PERMIT.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. If your application is approved, submit this Notice of Decision when you apply for any related building permit or other necessary permit.



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ZHE File
Zoning Enforcement