



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, August 18, 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, August 12, 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.	MZIP-2026-00044	Claudia Gomez (Owner) requests a Major Zoning Permit for a 5-foot wall/fence for Lot 1, Block 17, Waggoman & Denison Addition, located at 300 General Chennault St NE, zoned R-1 (K-20) IDO β 14-16-5-7(D)(2), Table 5-7-2
2.	VA-2026-00106 <i>Staff deferral request to September 15</i>	Ivonne Ortiz (Owner) requests a Variance to the front setback requirement for Lot 7, 6, 34, 35, Block 22, Jade Park Mobile Home Unit 11, located at 6625 Ranchitos Rd NE, zoned PD (D-18) IDO β 14-16-2-6(A)(3)(c)

OLD BUSINESS

- | | | |
|----|--|--|
| 3. | VA-2026-00032
PR-2024-011133
<i>Deferral Request to September 15, 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) |
| 4. | MZIP-2026-00016
PR-2026-000084
<i>Continued from July 21, 2026</i> | 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) |
| 5. | VA-2026-00078
PR-2026-000084
<i>Continued from July 21, 2026</i> | 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) |
| 6. | MZIP-2026-00037
PR-2026-000092
<i>Continued from July 21, 2026</i> | 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 β [IDO Section 14-16-5-7(D)(3)(b)] |

7. [VA-2026-00059](#)
PR-2026-000092
Continued from 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 β 14-16-5-7(D)(3)(b)]
8. [VA-2026-00085](#)
PR-2026-000092
Continued from 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 β 14-16-5-7(D)(3)(b)]
9. [VA-2026-00086](#)
PR-2026-000092
Continued from 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 β 14-16-5-7(D)(3)(b)
10. [MZP-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
11. [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

12. [MZP-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
13. [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
14. [MZP-2026-00027](#)
PR-2026-000110 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)
15. [VA-2026-00061](#)
PR-2026-000110 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)
16. [VA-2026-00108](#) Russell J. Threadgill (Owner) requests a Variance for of 3 feet to the allowed encroachment of 3 feet 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(F)(2)(a)(3)
17. [VA-2026-00075](#)
Applicant deferral request to September 15, 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)

18. VA-2026-00089
*Staff deferral request to
September 15, 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)

NEW BUSINESS

19. [CU-2026-00021](#)
- Cory Bates, Dawoo's Vapes (Applicant) & 5001 MENUAL LLC (Owner) request a Conditional Use for Nicotine Retail for Lot 9, 11, 12, 8, 10, Block 5, Bel Air, located at 5005 Menaul Blvd NE, zoned MX-M (H-17)
IDO β 14-16-4-3(D)(41)
20. [MZP-2026-00043](#)
- Matthew Van Wattering (Owner) requests a Major Zoning Permit to construct a 6-foot semi-opaque Courtyard Wall for Lot 4, Block A, Village Manor Addition, located at 2913 Alcazar St NE, zoned R-1 (H-19, H-18)
IDO β 14-16-5-7(D)(2), Table 5-7-2
21. [MZP-2026-00045](#)
- HG Development LLC (Owner) and Knight Seavey (Applicant) request a Major Zoning Permit for a 5' 6" front wall for Lot 43/NLY Portion of, Block 0000, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW, zoned R-A (G-12)
IDO β 14-16-5-7(D)(2), Table 5-7-2
22. [MZP-2026-00046](#)
PR-2026-000123
- Sergio Canales (Owner) requests a Major Zoning Permit to construct a 6-foot wall for Lot B, Bloc 0000, Montoya--Robert, located at 520 Odelia Rd NE, zoned R-1 (J-15)
IDO β 14-16-5-7(D)(2), Table 5-7-2
23. [VA-2026-00105](#)
PR-2026-000123
- Sergio Canales (Owner) requests a Variance to setback to construct a 6-foot wall for Lot B, Bloc 0000, Montoya--Robert, located at 520 Odelia Rd NE, zoned R-1 (J-15)
IDO β 14-16-5-7(D)(2), Table 5-7-2

24. [VA-2026-00097](#) William Stough (Owner) & Dawn Dunne (Applicant) request a Variance for a 6-foot fence for Lot 25, 7, 6, 5, 2, 3, 1, 8, 4, Block G, Atlantic & Pacific Addition, located at 701 2nd St SW, zoned R-ML (K-14)
IDO β 14-16-5-7(D) Table 5-7-1
25. [VA-2026-00098](#) Curtis Witham (Owner) requests a Variance of 5 feet to the required 5-foot setback for a 6-foot fence in an NR-BP Zone for Lot 5A2A1-4, Block 0000, Volcano Business Park Phase 2, located at 3031 Painted Rock Dr NW, zoned NR-BP (G-10)
IDO β 14-16-5-7(D)(3)(d) Table 5-7-1
26. [VA-2026-00099](#) Janice Paster (Owner) & Delilah Belmonte (Applicant) request a Variance of 22-feet to the 45-foot Major Public Open Space landscape buffer for an in-ground swimming pool for Lot 26-P2, Block 0000, Tierra Viva, located at 5901 Tierra Viva Pl NW, zoned R-1 (F-14)
IDO β 14-16-5-2(J)(2)(a)(1)
27. [VA-2026-00100](#) Robert J Garcia (Owner) & Sergio Lozoya (Agent) request a Variance of 4.1 feet to the required 5-ft setback to facilitate subdivision and site plan applications for Lot 223E6, Block 0000, MRGCD MAP 35, located at 1212 Rio Grande Blvd NW, zoned MX-L (H-13)
IDO Table 2-4-3
28. [VA-2026-00101](#) Robert J Garcia (Owner) & Sergio Lozoya (Agent) request a Variance of 4.1 feet to the required 5-ft setback to facilitate subdivision and site plan applications for MAP 35 TR 223 E8, located at 1208 Rio Grande Blvd NW, zoned MX-L (H-13)
IDO Table 2-4-3
29. [VA-2026-00102](#) Robert J Garcia (Owner) & Sergio Lozoya (Agent) request a Variance of 4.1 feet to the required 5-ft setback to facilitate subdivision and site plan applications for MAP 35 TR 223 E 7, located at 1210 Rio Grande Blvd NW, zoned MX-L (H-13)
IDO Table 2-4-3

30. [VA-2026-00104](#) Eddie Espinosa (Owner) and Miguel Delgado (Applicant) requests a Variance to install an 8-ft height security fence for Lot RA1, Block 0000, Menaul Development Area, located at 2007 Candelaria Rd NE, zoned NR-LM (H-15)
IDO β
31. [VA-2026-00107](#) Jenny Jackson (Owner) & Jackie Fishman (Agent) request a Variance to allowable building height of 35 feet within 20 feet of the front setback for TR 1 Plat of Silver Gardens Subdivision Continuous .7966 AC 101 Silver St SW, zoned MX-FB-UD
IDO β 14-16-2-4(E)(3)(d)
32. [VA-2026-00118](#) Carmen Alcantar (Owner) requests a Variance to fence height for Lot 14-B-1 Block 1 Plat of Lots 14-A-1 & 14-B-1 Block 1 La Mariposa South Continuous, located at 5171 Vista de Luz Dr NW, zoned R-1
IDO β 14-16-5-7, Table 5-7-1