



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, September 15, 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, September 9, 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.	<u>VA-2026-00106</u> <i>Withdrawn by Applicant</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)
2.	<u>MZP-2026-00051</u>	Francisco J Marquez-Ortega (Owner) Aracely Amaro (Applicant) requests a Major Zoning Permit to construct a 5-foot wrought iron fence for Lot 8, Block 0000, located at 1912 Shari Vista Rd SW, zoned MX-M (H-17) IDO β 14-16-5-7
3.	<u>MZP-2026-00052</u>	Brenda J Mendez (Owner) requests a Major Zoning Permit -Wall/Fence for Lot 9-P1, Block 2, El Rancho Grande 1 Unit 1B. located at 8923 Skylight Ave SW, zoned R-1 (H-19, H-18) IDO Section 14-16-5-7(D)(3)(a)(2)

OLD BUSINESS

- | | | |
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| 4. | <u>VA-2026-00032</u>
PR-2024-011133
<i>Withdrawn</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) |
| 5. | <u>VA-2026-00075</u>
<i>Withdrawn by the Applicant</i> | 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) |

6. [VA-2026-00089](#)
*Staff deferral request to
October 20, 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 § 14-16-5-7(D)(3)(a)(2)

NEW BUSINESS

7. [CU-2026-00023](#)
Central Market LTD & Chiproy LLC (Owner) and Nicole Bradford (Applicant) request Conditional Use for Cannabis-derived product manufacturing, for Lot 14, Block 10. Located at 301 Central Ave NW. zoned MX-FB-UD (K-13)
IDO Section 14-16-4-3(E)(3)
8. [CU-2026-00024](#)
HBC Partners LLC (Owner) & Sheedon Mozoom (Applicant) request a Conditional Use for a Nicotine Retail, for Lot 19 Block 0000, located at 3762 Hawkins St NE, zoned NR-LM (D-17)
IDO Section 14-16- 4-3(D)(41)
9. [CU-2026-00025](#)
*Withdrawn by the
Applicant*
Simoncre Marron V LLC (Owner) & Trula Howe (Applicant) request a Conditional Use for Liquor Retail for Tract I-1 Tracts I-1 And I-2 Cottonwood Corners (Being a Replat of Tract I, Cottonwood Corners) Continuous, located at 3731 Ellison Dr NW, zoned NR-C (A-14)
IDO Section 14-16- 4-3(D)(40)
10. [MZP-2026-00047](#)
PR-2026-000147
Shiloh C Morgan (Owner) requests a Major Zoning Permit for a Carport for Lot 15, 14, Block 2, Valencia Estates, located at 736 Libby Ave SW, zoned R-1 (L-10)
IDO Section 14-16- 6-6(G)
11. [VA-2026-00127](#)
PR-2026-000147
Shiloh C Morgan (Owner) requests a Variance of 3 feet to the allowed encroachment of 3 feet for a Carport for Lot 15, 14, Block 2, Valencia Estates, located at 736 Libby Ave SW, zoned R-1 (L-10)
IDO Section 14-16- 6-6(G)
12. [MZP-2026-00048](#)
PR-2026-000146
Sandra Ruiz (Owner) requests a Major Zoning Permit – Carport for Lot 69-P1, 70-P1, Block 0000, San Ygnacio Place, located at 8820 Templeton Ave SW, Zoned R-1 (L-09)
IDO Section 14-16- 6-6(G)

13. [VA-2026-00126](#)
PR-2026-00146 Sandra Ruiz (Owner) requests a Variance of 1.5 feet to the allowed encroachment of 3 feet from any property line for a carport, for Lot 69-P1, Block 0000, San Ygnacio Pl located at 8820 Templeton Ave SW, zoned R-1 (L-09)
IDO Section 14-16- 5-5(f)(2)(a)(3)
14. [MZP-2026-00049](#) Joseph W & Julia V Pozzi (Owner) & Gilbert Austin (Applicant) requests Major zoning permit - Carport for Lot 19, Block 36, Bel Air Subdivision, located at 2646 Montclair Dr NE, zoned R-1 (H-17)
IDO 14-16-5-7(D)(3)(a)(2)
15. [MZP-2026-00050](#)
PR-2026-000144 Pete M Armijo (Owner) requests Major Zoning Permit – Tall Wall/Fence for Lot 205, Block 11, Atrisco Village UNIT 1, located at 1201 Clemente St SW, zoned R-1 (M-08)
IDO Section 14-16- 5-7(D)(3)(a)(2)
16. [VA-2026-00120](#) Pete M Armijo (Owner) requests Major Zoning Permit – Tall Wall/Fence and a Variance to wall height for Lot 205, Block 11, Atrisco Village UNIT 1, located at 1201 Clemente St SW, zoned R-1 (M-08)
IDO Section 14-16- 5-7(D)(1)(b)
17. [MZP-2026-00052](#) Brenda J Mendez (Owner) requests a Major Zoning Permit -Wall/Fence for Lot 9-P1, Block 2, El Rancho Grande 1 Unit 1B. located at 8923 Skylight Ave SW, zoned R-1 (H-19, H-18)
IDO Section 14-16-5-7(D)(3)(a)(2)
18. [MZP-2026-00053](#)
PR-2026-000158 Jeffrey Aguilar (Owner) requests a Major Zoning Permit Wall/Fence for Lot 13, Block 6 Buena Ventura, zoned R-MH, located at 127 Espejo St NE, zoned R-MH (K-20)
IDO Section 14-16-5-7(D)(3)(a)(2)
19. [VA-2026-00117](#)
PR-2026-000158 Jeffrey Aguilar (Owner) requests a Variance of .5 feet to the maximum wall height for view fencing at Lot 13, Block 6 Buena Ventura, zoned R-MH, located at 127 Espejo St NE, zoned R-MH (K-20)
IDO Section 14-16-5-7(D)(3)(a)(2)

20. [MZP-2026-00054](#) Todd Strickland, 2500 Jefferson LLC (Owner) & Ryan Bogue (Applicant) request a Major Zoning Permit – Wall/Fence for Lot 13B, Block 3, Chavez – Tomoteo Addition, located at 2500 Jefferson St NE, zoned NR-C (H-17)
IDO Section β 14-16-5-7(D)(3)(a)(2)
21. [MZP-2026-00055](#)
PR -2026-000143 Alberto & Gloria Rosales (Owner) requests a Major Zoning Permit – Wall/Fence for Lot 177B, Block 0000, MRGCD MAP 37, located at 1013 Edith Blvd NE, zoned MX-L (J-14)
IDO β 14-16-5-7(D)(3)(a)(2)
22. [VA-2026-00121](#)
PR -2026-000143 Alberto & Gloria Rosales (Owner) requests a Major Zoning Permit – Wall/Fence and Variance for Lot 177B, Block 0000, MRGCD MAP 37, located at 1013 Edith Blvd NE, zoned MX-L (J-14)
IDO β 14-16-5-7(D)(3)(a)(2)
23. [VA-2026-00114](#)
PR-2019-002179 Maryanne Pils (Owner) requests a Variance to the rear setback for Lot 8, Block 3, Winona Addition, located at 4104 6th St NW, zoned R-1 (G-14) (D-18)
IDO β 14-16-2-3(B)(2)
24. [VA-2026-00115](#)
PR-2019-002179 Maryanne Pils (Owner) requests a Variance to side setback for lot 8 A for Lot 8, 9, Block 3, Winona Addition, located at 4104 6th St NW, zoned R-1 (G-14)
IDO β 14-16-2-3(B)(2)
25. [VA-2026-00116](#)
PR-2019-002179 Maryanne Pils (Owner) requests a Variance to rear setback for lot 8 A for Lot 8, 9, Block 3, Winona Addition, located at 4104 6TH ST NW, zoned R-1 (G-14)
IDO β 14-16-2-3(B)(2)
26. [VA-2026-00119](#) Sylvia P Trujillo (Owner) requests a Variance to the allowed encroachment of 3 feet for a shade structure for Lot 9, Block C, Sunrise Terrace UNIT 6, located at 819 Tanager Dr SW, zoned R-1 (L 08)
IDO β 14-16-5-5(F)(2)(a)(3)

27. [VA-2026-00124](#) Santiago Arellano, El Descanso Enterprises LLC (Owner) requests a Variance to side yard setback of 5ft to the required 3-foot front/side/rear setback for Lot 1, 2, Block E, Monkbridge Place, located at 523 Aztec Rd NW, zoned R-1 (G-14)
IDO β 14-16-2 3(A)(2)
28. [VA-2026-00125](#) Eric Newton (Owner) requests a Variance of 5 feet to the required 10-foot street side setback, for Lot 51, Block 51, Academy Acres Unit 11, located at 6605 Welton Ct NE, zoned R-1 (E-18)
IDO β 14-16-2 3(B)(2)
29. [VA-2026-00129](#) Steve Dettmer (Owner) requests a Variance to the side rear setback for 2 Rancho Guadalupe (Replat of Tracts 1B,30,31,32,33,114A,114B1,113,114B3 & Westerly Portion of TR 1 MRGCD Property Maps 31 & 32) Continuous, located at 1508 Douglas Macarthur Dr NW, zoned R-A (F-14)
IDO β 14-16-5-11(C)(4)(e)