CITY OF ALBUQUERQUE
ZONING HEARING EXAMINER
PUBLIC HEARING

Action Sheet

Tuesday, October 20, 2026

OLD BUSINESS

1.	CU-2026-00023 *Withdrawn by Applicant*	Central Market LTD & Chiproy LLC (Owner) and Nicole Bradford (Applicant) request Conditional Use for Cannabis-derived product manufacturing, for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)
2.	MZP-2026-00007 PR-2026-000088 *Approval as of May 6, 2026*	Eric Stebbins (Owner) & Michelle Negrette (Applicant) request a Major Zoning Permit for a wall taller than 3 feet in the front/side yard setback for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1 (J-16) IDO Section 14-16-5 (B)(2)
3.	VA-2026-00016 PR-2026-000088 *Denied*	Eric Stebbins (Owner) and Michelle Negrette (Applicant) request a Variance of 3 feet to the 3-foot wall height in the front yard setback for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1 (J-16) IDO Section 14-16-5:5-7(D)(2)
4.	VA-2026-00041 PR-2026-000088 *Approved*	Eric Stebbins (Owner) & Michelle Negrette (Applicant) request a Variance to the 50% opacity requirement for walls above 3 feet for Lot G1, Block 12, Vista Larga, located at 2212 Vista Larga Dr NE, zoned R-1 (J-16) IDO Section 14-16-5-7 (D)(2), Table 5-7-2

5.	VA-2026-00089 *Staff deferral request to November 17, 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)
6.	VA-2026-00146 PR-2026-000160 *Denied*	Todd Strickland, 2500 Jefferson LLC (Owner) & Ryan Bogue (Applicant) request a Variance to height for an 8-foot 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)
7.	VA-2026-00147 PR-2026-000160 *Approved*	Todd Strickland, 2500 Jefferson LLC (Owner) & Ryan Bogue (Applicant) request a Variance to setback for an 8-foot 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)
8.	VA-2026-00162 PR-2026-000160 *W/D - opacity variance not required*	Todd Strickland, 2500 Jefferson LLC (Owner) & Ryan Bogue (Applicant) request a Variance to opacity for an 8-foot 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)
9.	VA-2026-00119 *Approved*	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)

NEW BUSINESS

10.	MZP-2025-00036 PR-2026-000167 *Denied*	Alexander Davis (Owner) requests a Major Zoning Permit – Tall Wall/Fence for Lot 2, Block 10, Broadmoor Addition, located at 4207 Marquette Ave NE, zoned R-1 (K-17) IDO β 14-16-5-7 (D)(1)

11.	VA-2026-00139 PR-2026-000167 *Denied*	Alexander Davis (Owner) requests a Variance to height for a wall/fence for Lot 2, Block 10, Broadmoor Addition, located at 4207 Marquette Ave NE, zoned R-1 (K-17) IDO β 14-16-5-7 (D)(1)
12.	MZP-2026-00057 *Staff deferral request to November 17, 2026*	Alhondra Lopez (Owner) requests a Major Zoning Permit – Tall Wall/Fence for Lot 44-P1, Block 1, Desert Sands Unit 1, located at 10004 Farinosa Ave SW, zoned R-1 (N-09) IDO β 14-16-5-7 (D)(1)
13.	MZP-2026-00058 *Approved*	Shantih Bisland (Owner) & Christopher Gutierrez (Applicant) request a Major Zoning Permit - Carport for Lot 4, Block 12, Loma Vista Addition, located at 1001 Bryn Mawr Dr NE, zoned R-1 (J-16) IDO β 14-16-5-5(F)(2)(a)(3)
14.	MZP-2026-00061 PR-2026-000165 *Approved with Conditions*	Annahi Batista Garcia (Owner) requests a Major Zoning Permit - Wall/Fence a for Lot 22, Block A, Blake Road Mobile Home, located at 4301 Rudy Rd SW, zoned R-MC (N-10) IDO β 14-16-5-7 (D)(1)
15.	VA-2026-00134 PR-2026-000165 *Denied*	Annahi Batista Garcia (Owner) requests a Variance to height/opacity for Lot 22, Block A, Blake Road Mobile Home, located at 4301 Rudy Rd SW, zoned R-MC (N-10) IDO β 14-16-5-7 (D)(1)
16.	MZP-2026-00065 PR-2026-000175 *Approved*	Dean Williamson (Owner) requests a Major Zoning Permit – Carport for Lot 7, Block 13, Monterey Hills Addition, located at 709 Carlisle Blvd SE, zoned R-1 (L-16) IDO § 14-16-5-5(F)(2)(a)(3)
17.	VA-2026-00133 PR-2026-000175 *Approved*	Dean Williamson (Owner) requests a Variance to the allowable encroachment of 3 feet for Lot 7, Block 13, Monterey Hills Addition, located at 709 Carlisle Blvd SE, zoned R-1 (L-16) IDO § 14-16-5-5(F)(2)(a)(3)

18.	MZP-2026-00063 PR-2026-000156 *Approved*	Maria L Gallegos (Owner) requests a Major Zoning Permit - Wall/Fence for Lot 2, Block 0000, Madrid-Zamora Redivision, located at 215 Montoya Rd NW, zoned R-1 (J-12) IDO β 14-16-5-7 (D)(1)
19.	VA-2026-00131 PR-2026-000156 *Approved*	Maria L Gallegos (Owner) requests a Variance for Lot 2, Block 0000, Madrid-Zamora Redivision, located at 215 Montoya Rd NW, zoned R-1 (J-12) IDO β 14-16-5-7 (D)(1)
20.	MZP-2026-0067 PR-2026-000155 *Approved*	Maria L Gallegos (Owner) requests a Major Zoning Permit - Wall/Fence for Lot 1A, Block 0000, Madrid-Zamora Redivision, located at 2500 Thompson Rd NW, zoned R-1 (J-12) IDO β 14-16-5-7 (D)(1)
21.	VA-2026-00130 PR-2026-000155 *Approved*	Maria L Gallegos (Owner) requests a Variance for Lot 1A, Block 0000, Madrid-Zamora Redivision, located at 2500 Thompson Rd NW, zoned R-1 (J-12) IDO β 14-16-5-7 (D)(1)]
22.	VA-2026-00132 PR-2026-000182 *Approved*	Wynn Parners LLC (Owner) & Julie K Pham (Applicant) request a Variance to fence height for Lot 27, 31, 29, 30, 28, 26, Block 35, Tijeras Place Addition, located at 5715 Central Ave NE, zoned MX-M (K-18) IDO β 14-16-5-7 (D)(3)(c)
23.	VA-2026-00152 PR-2026-000182 *Approved*	Wynn Parners LLC (Owner) & Julie K Pham (Applicant) request a Variance to setback for a tall wall/fence for Lot 27, 31, 29, 30, 28, 26, Block 35, Tijeras Place Addition, located at 5715 Central Ave NE, zoned MX-M (K-18) IDO β 14-16-5-7 (D)(3)(c)]
24.	VA-2026-00153 PR-2026-000182 *Approved*	Wynn Parners LLC (Owner) & Julie K Pham (Applicant) request a Variance to landscaping for Lot 27, 31, 29, 30, 28, 26, Block 35, Tijeras Place Addition, located at 5715 Central Ave NE, zoned MX-M (K-18) IDO β 14-16-5-7 (D)(3)(c)

25.	VA-2026-00140 PR-2024-010171 *Denied*	Nicole Ackerman (Owner) & Jim Strozier (Agent) request a Variance of 2 feet to the maximum wall height of 8 feet for a wall/fence not located in a front or street side yard for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1 (D-11) IDO β 14-16-5-7 (D)(1), Table 5-7-1
26.	VA-2026-00141 PR-2024-010171 *Denied*	Nicole Ackerman (Owner) & Jim Strozier (Agent) request a Variance to the opacity requirement for walls/fences adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1 (D-11) IDO β 14-16-5-7(E)(4)(c)
27.	VA-2026-00143 PR-2024-010171 *Denied*	Nicole Ackerman (Owner) & Jim Strozier (Agent) request a Variance of 25 feet to the required 45-foot landscape buffer for properties adjacent to Major Public Open Space for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1 (D-11), zoned R-1 (D-11) IDO 14-16-5-2(J)(2)
28.	VA-2026-00142 PR-2024-010171 *Denied*	Nicole Ackerman (Owner) & Jim Strozier (Agent) request a Variance to the opacity requirement for walls/fences adjacent to the Petroglyph National Monument for Lot 13, Block 6, Volcano Cliffs Unit 22, located at 6208 Camino Alto NW, zoned R-1 (D-11) IDO β 14-16-5-7(E)(4)(c)
29.	VA-2026-00144 PR-2024-010171 *Denied*	Nicole Ackerman (Owner) & Jim Strozier (Agent) request a Variance of 25 feet to the required 45-foot landscape buffer for properties adjacent to Major Public Open Space for Lot 13, Block 6, Volcano Cliffs Unit 22, located at 6208 Camino Alto NW, zoned R-1 (D-11) IDO 14-16-5-2(J)(2)