



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, October 20, 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, October 14, 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:

OLD BUSINESS

1. [CU-2026-00023](#)
*Continued from
September 15, 2026*
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
Remand
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
Remand
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
Remand
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
*Deferred from
September 15, 2026*
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
*Deferred from
September 15, 2026*
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
*Deferred from
September 15, 2026*
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-2 VA-2026-00133026-00119](#)
*Deferred from
September 15, 2026*
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. [MZIP-2025-00036](#)
PR-2026-000167
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
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. [MZIP-2026-00057](#)
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](#) 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 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 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 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 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 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 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-2026-00067](#)
PR-2026-000155 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 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 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 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 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 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 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 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 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 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)