CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860

ZONING HEARING EXAMINER
NOTICE OF DECISION

Special Exception Number: MZP-2026-00007

Project Number: PR-2026-000088

Hearing Date: October 20, 2026

Closing of Public Record: October 20, 2026

Date of Decision: November 4, 2026

Case Description: 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 14-16-5-7(B)(2), §14-16-6-6(H).

On October 20, 2026, Michelle Negrette of Strata Design LLC ("**Applicant**") as agent for Eric Stebbins ("**Owner**") was scheduled to appear before the Zoning Hearing Examiner ("**ZHE**") requesting a Permit-Wall or Fence-Major ("**Application**") upon the real property located at 2212 Vista Larga Dr NE ("**Subject Property**"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. The Application requests a Permit-Wall or Fence-Major, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance ("**IDO**") Section 14-16-6-6(H).
2. The Application was approved by the ZHE, pursuant to the ZHE's Notification of Decision on the Application dated May 6, 2026 (the "**May 6 MZP NOD**").
3. The May 6 MZP NOD was not appealed to the City Land Use Hearing Officer ("**LUHO**"), nor was it subject to the LUHO's remand of the two companion cases to the Application, VA-2026-00016 and VA-2026-00041, both listed under PR-2026-000088 (as is the Application).
4. Consequently, The May 6 MZP NOD is not reconsidered or modified in this limited remand.
5. The May 6 MZP NOD stands on its own merits.

DECISION:

The May 6, 2026 approval of MZP-2026-00007 remains undisturbed. No modification of that approval is made on remand.

APPEAL:

If you wish to appeal this decision, you must do so by November 19, 2026 pursuant to Section 14-16-6-4-(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: Michelle Negrette, Agent, Strata Design LLC, stratadesign.nm@gmail.com
Eric Stebbins, Owner/Applicant, eestebbins@gmail.com
Michael Kious, District 7 Coalition of Neighborhood Associations, mikekious@aol.com
James Shanley, District 7 Coalition of Neighborhood Associations, jaemes1@mac.com
Tim Davis, North Campus Neighborhood Association, tdavisnm@gmail.com
Maia Mullen, North Campus Neighborhood Association, maiamullen@gmail.com
Paula Hensley, 1413 Cornell Dr. NE, Albuquerque, NM 87106, plh321@gmail.com
James Scott & Heidi Fleischmann, 1513 Cornell Dr. NE, Albuquerque, NM 87106, jscott672@comcast.net
Catherine Squire, 1519 Cornell Dr. NE, Albuquerque, NM 87106, darcey70@yahoo.com
Mary E. Wommack, 2301 Vista Larga Ave. NE, Albuquerque, NM 87106
David & Noel Westlake, 2207 Vista Larga Ave. NE, Albuquerque, NM 87106
Shanti Randall, 2219 Vista Larga Dr. NE, Albuquerque, NM 87106
Steve & Gillian Mazer, 1507 Connell Dr. NE, Albuquerque, NM 87106
Samuel Hodder, 1419 Connell Dr. NE, Albuquerque, NM 87106

Sara Hiat, 2213 Vista Larga Ave. NE, Albuquerque, NM 87106
Christiane Cuse, 1505 Cornell Dr. NE, Albuquerque, NM 87106
John Craig, 2200 Vista Larga Ave. NE, Albuquerque, NM 87106
Andrew Coon, City Legal, acoon@cabq.gov
ZHE File
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