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, November 17, 2026 beginning at 9:00 a.m.**

Join Zoom Meeting
https://cabq.zoom.us/j/854 2114 3218
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, November 11, 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.	VA-2026-00089 *Staff deferral request to December 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

2.	CU-2026-00027 PR-2021-005482	Maverik QOZB 2023, LLC (Owner) and Trula Howe (Agent) request a Conditional Use for Liquor Retail for LOT F PLAT OF LOTS A THROUGH F LOVELACE HEIGHTS ADDITION (BEINGA REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION) CONTIGUOUS, located at 2121 Yale Blvd SE, zoned NR-C (L-15, M-15) IDO β 14-16-4-3(D)(40)
3.	CU-2026-00028 PR-2019-002085	Hart Properties, LLC (Owner) and Trula Howe (Agent) request a Conditional Use for Liquor Retail for LOT 9-A BLOCK 18 PLAT OF LOTS 9-A, BLOCK 18 SNOW HEIGHTS CONTIGUOUS, located at 1401 Wyoming Blvd NE, zoned MX-M (J-19) IDO β 14-16-4-3(D)(40)
4.	MZP-2026-00064 PR-2026-000205	Umut Kokangul (Owner) requests a Permit – Wall or Fence – Major for * 014 002 CLOSE ACRES ADDITION, located at 1721 Indian School Road NW, zoned R-1 (H-13) IDO β 14-16-5-7 (D)
5.	VA-2026-00166 PR-2026-000205	Umut Kokangul (Owner) requests a Variance to Wall Height for * 014 002 CLOSE ACRES ADDITION, located at 1721 Indian School Road NW, zoned R-1 (H-13) IDO β 14-16-5-7 (D)

6.	VA-2026-00167 PR-2026-000205	Umut Kokangul (Owner) requests a Variance to Wall Opacity for * 014 002 CLOSE ACRES ADDITION, located at 1721 Indian School Road NW, zoned R-1 (H-13) IDO β 14-16-5-7 (D)
7.	MZP-2026-00066 PR-2026-000110	Russell Threadgill (Owner) requests a Permit – Carport for * 001 004 HOLIDAY PARK UNIT NO 11, located at 3700 Naples St NE, zoned R-1 (G-22) IDO β 14-16-6-6(G)
8.	VA-2026-00148 PR-2026-000110	Russell Threadgill (Owner) requests a Variance to the allowable encroachment of 3 feet from any lot line for a carport for * 001 004 HOLIDAY PARK UNIT NO 11, located at 3700 Naples St NE, zoned R-1 (G-22) IDO β 14-16-5-5(F)(2)(a)(3)
9.	MZP-2026-00068	Leo and Katrina Romero (Owners) request a Permit – Wall or Fence – Major for LOT 13 BLOCK 1 PLAT OF CHAMISA RIDGE, UNIT 2 CONTIGUOUS, located at 6220 Wild Onion Ave NW, zoned R-1 (B-10) IDO β 14-16-5-7 (D)
10.	MZP-2026-00069 PR-2026-000207	David Strasser (Owner) and Gilbert Austin (Applicant) request a Permit – Carport for LOT 19-P1 PLAT OF LOTS 1 - 26 JASON DASKALOS ADDITION CONTIGUOUS, located at 6411 Monahiti Pl NE, zoned R-1 (E-18) IDO β 14-16-6-6(G)
11.	VA-2026-00172 PR-2026-000207	David Strasser (Owner) and Gilbert Austin (Applicant) request a Permit – Carport for LOT 19-P1 PLAT OF LOTS 1 - 26 JASON DASKALOS ADDITION CONTIGUOUS, located at 6411 Monahiti Pl NE, zoned R-1 (E-18) IDO § 14-16-5-5(F)(2)(a)3
12.	MZP-2026-00071 PR-2026-000189	Frank Gamboa (Owner) requests a Permit – Wall or Fence – Major and for * 012 002 ZUNI ADDITION, located at 7522 Euclid Ave NE, zoned R-1 (H-19) IDO β 14-16-5-7 (D)

13.	VA-2026-00160 PR-2026-000189	Frank Gamboa (Owner) requests a Variance to the opacity requirement for view fencing for * 012 002 ZUNI ADDITION, located at 7522 Euclid Ave NE, zoned R-1 (H-19) IDO β 14-16-5-7 (D)
14.	MZP-2026-00074 PR-2026-000202 *Staff deferral to December 16, 2026*	Kevin Sherrod (Owner) requests a Permit – Wall or Fence – Major for * 001 040PARKLAND HILLS ADDN & NELY 7FT VACATED RIDGECREST DR, located at 1100 Ridgecrest Dr SE, zoned R-1 (L-17), IDO β 14-16-5-7 (D)
15.	VA-2026-00164 PR-2026-000202 *Staff deferral to December 16, 2026*	Kevin Sherrod (Owner) requests a Variance to wall height for * 001 040PARKLAND HILLS ADDN & NELY 7FT VACATED RIDGECREST DR, located at 1100 Ridgecrest Dr SE, zoned R-1 (L-17), IDO β 14-16-5-7 (D)
16.	VA-2026-00145 PR-2018-001695	Sirocco Holdings (Owner) and Lauren Hunt (Agent) request a Variance to Façade Design for LT 1 EXCL N'LY PORT OUT TO R/W PLAT OF LANDS OF TABERNACLEOF PRAISE CHURCH CONT, located at 4584 Paradise Blvd NW, zoned NR-C, (C-13, C-12) IDO β 14-16-5-11(F)(3)
17.	VA-2025-00156 PR-2018-001695	Sirocco Holdings (Owner) and Lauren Hunt (Agent) request a Variance to Outdoor Seating and Gathering Areas, for LT 1 EXCL N'LY PORT OUT TO R/W PLAT OF LANDS OF TABERNACLEOF PRAISE CHURCH CONT, located at 4584 Paradise Blvd NW, zoned NR-C, (C-13, C-12) IDO β 14-16-5-11(F)(4)
18.	VA-2026-00149 PR-2026-000217	Our Montessori School (Owner) and Roxanne Rosa (Applicant) request a variance to the landscaping requirement for walls/fences in mixed-use zones for 026 MESA VILLAGE SUBD E140FT BLK 26, located at 1111 Eubank Blvd NE, zoned MX-T (J-20) IDO β 14-16-5-7 (D)(3)(c)

19.	VA-2026-00173 PR-2026-000217	Our Montessori School (Owner) and Roxanne Rosa (Applicant) request a variance to the 5-foot height requirement for walls/fences in mixed-use zones for 026 MESA VILLAGE SUBD E140FT BLK 26, located at 1111 Eubank Blvd NE, zoned MX-T (J-20) IDO β 14-16-5-7 (D)(3)(c)
20.	VA-2026-00154	Isaac Encinas (Owner) requests a Variance to Contextual Residential Development in Areas of Consistency for Lot Size for * 001 SIERRA VISTA SUBD, located at 2815 Sierra Vista St NW, zoned R-1 (H-13) IDO β 14-16-5-5-1(C)(2)(b)
21.	VA-2026-00158	DCC Holdings (Owner) and Emily Brudenell (Applicant) request a Variance of 9 inches to the ground floor height requirement of 10 feet for mixed use properties in the UC-MS-PT areas, for N 60 FT LTS 5 & 6 BLK 11 MESA GRANDE ADDITIONCONT, located at 211 Graceland Dr SE, zoned MX-T (K-17) IDO β 14-16-5-5-11(E)(1)
22.	VA-2026-00159 PR-2026-000213	Public Utilities New Mexico (PNM) (Owner) and Russell Brito, PNM (Applicant) request a Variance of 10 feet to the use-specific standards for an Electric Utility, for TR 5 ROW 1 UNIT B WEST OF WESTLAND AKA LOT 5 BLK 1 LANDS OFTOWN ATRISCO G, located at 10120 Central Ave SW, zoned NR-C, NR-LM, (L-08) IDO β 14-16-4-3(E)(7)(a)
23.	VA-2026-00171 PR-2026-000213	Public Utilities New Mexico (PNM) (Owner) and Russell Brito, PNM (Applicant) request a Variance to the landscape buffer requirement of the use-specific standards for an Electric Utility, for TR 5 ROW 1 UNIT B WEST OF WESTLAND AKA LOT 5 BLK 1 LANDS OFTOWN ATRISCO G, located at 10120 Central Ave SW, zoned NR-C, NR-LM, (L-08) IDO β 14-16-4-3(E)(7)(b)

24.	VA-2026-00161	Marvin Ortiz (Owner) requests a Variance to height for LOT 32 PLAT OF SAUVIGNON SUBDIVISION PHASE IICONT, located at 11600 Berenger Dr NE, zoned PD (E-22) IDO β 14-16-5-1