



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE request of 4 signs to allow 6 existing signs in the H-1 zone for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80227  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 4 signs to allow 6 existing signs in the H-1 zone (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 4 signs to allow 6 existing signs in the H-1 zone.
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.


An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 2.3 sq ft to allow an existing sign of 10.3 sq ft (sign#1) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80228  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 2.3 sq ft to allow an existing sign of 10.3 sq ft (sign#1) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 2.3 sq. ft. to allow an existing sign of 10.3 sq ft (sign#1).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

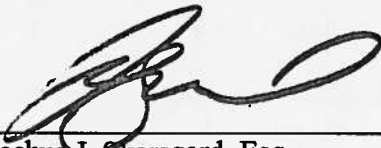
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80229  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com



Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 4.8 sq ft to allow an existing sign of 12.8 sq ft (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No: .....14ZHE-80230  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 4.8 sq ft to allow an existing sign of 12.8 sq ft (sign#3) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 4.8 sq. ft. to allow an existing sign of 12.8 sq. ft. (sign#3).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.3 sq ft to allow an existing sign of 13.3 sq ft (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80231  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 5.3 sq. ft. to allow an existing sign of 13.3 sq. ft. (sign#4) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 5.3 sq ft to allow an existing sign of 13.3 sq ft (sign#4).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

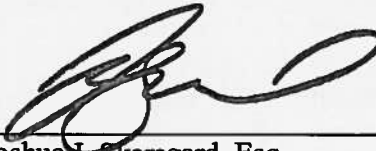
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80232  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "Hearing") ANDRES ROSALES (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2) (hereinafter "Application") upon the real property located at 413 ROMERO ST NW ("Subject Property"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and




place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

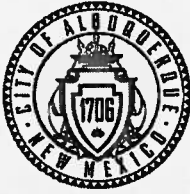


---

Joshua L. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' to allow an existing sign to exceed the height of the facade (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80233  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 2' to allow an existing sign to exceed the height of the facade (sign#3) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 2' to allow an existing sign to exceed the height of the facade (sign#3).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

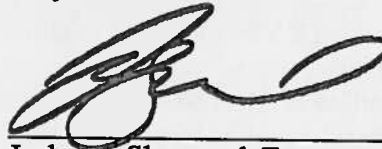
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80234  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4) (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4).
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

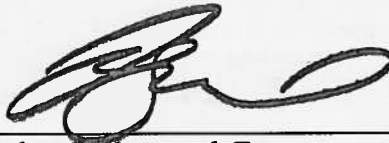
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com  
Javier Rodriguez, albert-yo-12@hotmail.com

Pamala Nunnally, [pam@nmbeadandfetish.com](mailto:pam@nmbeadandfetish.com)  
Amanda Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Patrick Duffy, [Albuquerque@scentchips.com](mailto:Albuquerque@scentchips.com)  
Chad Henderson, [oldtownemporium@comcast.net](mailto:oldtownemporium@comcast.net)  
Steve Hiatt, [steve@bottger.com](mailto:steve@bottger.com)  
Ramona Tafoya, [ramonatafoya@comcast.net](mailto:ramonatafoya@comcast.net)





CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

ANDRES ROSALES requests a special exception to Section 14-16-3-5(C)(2)(a): a VARIANCE of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way for all or a portion of Lot A, Block B, TORRES VIGIL & ZAMORA zoned H-1, located on 413 ROMERO ST NW (J-13)

Special Exception No:.....14ZHE-80235  
Project No: .....Project# 1010232  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-2015

On the 23rd day of January, 2015 (hereinafter "**Hearing**") ANDRES ROSALES (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way (hereinafter "**Application**") upon the real property located at 413 ROMERO ST NW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way.
2. The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

**DECISION:**

The Applicant testified at the Hearing that they are choosing to voluntarily rescind the Application after meeting with interested parties.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division

shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



---

Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Andres Rosales, 1601 Randolph Rd SE Ste 120 South 87106  
Linda Chavez, 1601 Randolph Rd NW 87106  
Charles Villa, PO Box 652 87103  
Kay Sawyer, 148 Ortega Rd NW 87114  
Joyce Hannaum, 400 Romero St NW 87104  
Jack Isaac, 323 Romero St NW 87104  
Debora Primmer, debbieprimmer@newmexicocounsel.com  
Kassidy Primmer, kassy-kaitlyn@hotmail.com  
Kathy Hiatt, Kathy@bottger.com  
George Cook, GCook@tbirdinc.com  
Darlene Solis, darlenesolis805@gmail.com  
Steven Chamberlin, srctoscan@aol.com  
Ruth Remy, info@penfieldgallery.com  
Deborrah Ball, candyladyabq@gmail.com

Javier Rodriguez, albert-yo-12@hotmail.com  
Pamala Nunnally, pam@nmbeadandfetish.com  
Amanda Duffy, Albuquerque@scentchips.com  
Patrick Duffy, Albuquerque@scentchips.com  
Chad Henderson, oldtownemporium@comcast.net  
Steve Hiatt, steve@bottger.com  
Ramona Tafoya, ramonatafoya@comcast.net