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

Kreider Shirley Revocable Trust (Agent, Modulus Architects) requests a conditional use to allow for a fueling station adjacent to a residential zone for Lot 6, Block 8, Broad Acres, located at 7521 Menaul Blvd NE, zoned MX-M [Section 14-16-4-3(D)(17)(i)]

Special Exception No:..... **VA-2020-00209**
Project No: ..... **Project#2020-004038**
Hearing Date: 08-18-20
Closing of Public Record: 08-18-20
Date of Decision: 09-02-20

On the 18th day of August, 2020, Modulus Architects, agent for property owners Kreider Shirley Revocable Trust ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a conditional use to allow for a fueling station adjacent to a residential zone ("Application") upon the real property located at 7521 Menaul Blvd NE ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDING:

1. Applicant is granted a deferral of this matter to allow Applicant and the public to timely submit additional evidence in this matter.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on September 15, 2020.

APPEAL:

If you wish to appeal this decision, you must do so by September 17, 2020 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 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.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Angela Williamson, Modulus Architects, awilliamson@modulusarchitects.com