



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

CLEAR CHANNEL OUTDOOR requests a special exception to Section 14-16-2-20(12)(b)(1) : a VARIANCE request of 21 ft to the max allowed 29 ft above road grade to allow a proposed upgrade of an off premise sign for all or a portion of Lot unplatted, unplatted zoned SU-2 M-1 or SU-2 C, located on 4511 PASEO DEL NORTE NE (C-17)

Special Exception No:..... **15ZHE-80238**  
Project No:..... **Project# 1010594**  
Hearing Date:..... 10-20-15  
Closing of Public Record:..... 10-20-15  
Date of Decision: ..... 10-30-15

On the 20th day of October, 2015 (hereinafter “**Hearing**”) CLEAR CHANNEL OUTDOOR (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 21 ft to the max allowed 29 ft above road grade to allow a proposed upgrade of an off premise sign (hereinafter “**Application**”) upon the real property located at 4511 PASEO DEL NORTE NE (“**Subject Property**”). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 21 ft to the max allowed 29 ft above road grade to allow a proposed upgrade of an off premise sign.
2. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) “SPECIAL EXCEPTIONS – VARIANCE” reads in part: “A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:  
(a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;  
(b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;  
(c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and  
(d) Substantial justice is done.”
3. Applicant presented evidence, in support of its application, regarding the above criteria.
4. Concerns were expressed by owner of nearby billboards Scott Grady that granting the Application could lead to interference with sightlines to his billboards.

5. The ZHE found the evidence in the record inadequate to fully evaluate the potential effect of the proposed billboards on views, sightlines to other billboards, buildings and other improvements in the area.
6. The ZHE requested that the Applicant consult with Mr. Grady and any other interested individuals and return to the November 17 hearing with additional support for their application, including photo documentation.

**DECISION:**

**DEFERRED** to the November 17, 2015 hearing.

If you wish to appeal this decision, you may do so 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.



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