



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

Estrella Affordable Housing Community LLC (Agent, Hector De la Fuente) requests an expansion of non-conforming use to a structure for Lot 32, Block 2, Waggonman & Dennison, located at 122 General Marshall ST NE #6, zoned MX-M [Section 14-16-6-6(c)]

Special Exception No:..... **VA-2019-00419**
Project No: **Project#2019-003107**
Hearing Date: 01-21-20
Closing of Public Record: 01-21-20
Date of Decision: 02-05-20

On the 21st day of January, 2020, Hector De la Fuente, agent for property owner Estrella Affordable Housing Community LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting an expansion of non-conforming use to a structure (“Application”) upon the real property located at 122 General Marshall ST NE #6 (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. The Agent did not submit a letter of authorization signed by Applicant but has requested time to do so.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on January 21, 2020.

APPEAL:

If you wish to appeal this decision, you must do so by February 20, 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
Hector De la Fuente, 122 General Marshall ST NE #6, 87123