



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

Samuel Jacob Reynolds (Agent, Dave Bennett) requests a permit for a taller court yard wall major for Lot 20, Block 14, Broadmoor Addn, located at 4200 Brockmont Ave NE, zoned R-1B [Section 14-16-5-7(D)(3)(g)]

Special Exception No:..... **VA-2021-00449**  
Project No: ..... **Project#2021-006330**  
Hearing Date: ..... 01-18-22  
Closing of Public Record: ..... 01-18-22  
Date of Decision: ..... 02-02-22

On the 18th day of January, 2022, Dave Bennett, agent for property owners Samuel Jacob Reynolds (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit for a taller court yard wall major (“Application”) upon the real property located at 4200 Brockmont Ave NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a permit for a taller courtyard wall major.
2. Evidence was submitted that the yellow notice sign was not posted on the Subject Property pursuant to the sign posting agreement and IDO requirements.
3. Applicant requested additional time to submit further justification and evidence supporting the Application, including without limitation evidence of proper notice posting.
4. This matter should be continued to allow Applicant such opportunity to supplement the record.

DECISION:

CONTINUANCE of the Application to be heard at the February 15, 2022, ZHE hearing.

APPEAL:

If you wish to appeal this decision, you must do so by February 17, 2022 pursuant to Section 14-16-6-4(V), 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.

A handwritten signature in black ink, appearing to read "Robert Lucero".

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Dave Bennett, landconm@gmail.com