



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

Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a permit for a taller court yard wall major for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(3)(g)]

Special Exception No:..... **VA-2021-00438**  
Project No: ..... **Project#2021-006306**  
Hearing Date: ..... 02-15-22  
Closing of Public Record: ..... 02-15-22  
Date of Decision: ..... 03-02-22

On the 15th day of February, 2022, ABQ Land Use Consulting LLC, agent for property owners Pauline Alvarado and Elias Alvarado (“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 717 Hazeldine AVE SE (“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. Applicant submitted two companion cases for the wall in question, VA-2021-00435 and VA-2021-00437, both listed under Project No. PR-2021006306, both of which have been approved.
3. In light of these approvals, Agent testified at the February 15 hearing that this Application, VA-2021-00438, is voluntarily withdrawn by Applicant.

DECISION:

VOLUNTARY WITHDRAWAL BY APPLICANT of the Application.

APPEAL:

If you wish to appeal this decision, you must do so by March 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.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
ABQ Land Use Consulting LLC, carlgar01@gmail.com