



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

Joes Properties, LLC (Agent, Consensus Planning) requests a conditional use to allow artisan manufacturing in an MX-T zone for Lot 232A Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-3(E)(1)]

Special Exception No:..... **VA-2022-00157**
Project No: **Project#2021-006322**
Hearing Date: 07-19-22
Closing of Public Record: 07-19-22
Date of Decision: 08-03-22

On the 19th day of July, 2022, Consensus Planning, agent for property owner Joes Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow artisan manufacturing in an MX-T zone (“Application”) upon the real property located at 522 Romero ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow artisan manufacturing in an MX-T zone.
2. Applicant’s agent submitted a Request for Special Exception form and a letter of justification in support of the Application. Those documents and other evidence in the record indicate that the Conditional Use is requested for both Lot 232A and Lot 231, Old Town Pk, MRGCD Map 38, located at 522 Romero ST NW.
3. However, only Lot 232A was listed on both the published legal ad and the ZHE agenda for the July 19, 2022 hearing, with no mention of Lot 231.
4. The omission of Lot 231 creates notice and jurisdictional problems that Applicant should be allowed to address.
5. Under the foregoing circumstances, a continuance of this matter is appropriate.

DECISION:

CONTINUANCE of the Application to the August 16, 2022 ZHE hearing, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 18, 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.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Consensus Planning, Vos@consensusplanning.com
William Simon, 524 ½ Romero NW, 87104
Robert Simon, 1415 Park Ave SW, 87104
Carla Villa, carla@highnoonrestaurant.com
Sylvia Ramos Cruz, smrcmd@hotmail.com
Jesse Ehrenberg, JDEhrenberg@outlook.com
Judy Heiss, 3107 Beach RD NW, 87104
Marie Coleman, marie@churchstreetcafe.com
Angel Aguilar, 3006 Barstalona PL NW, 87121
Kathy Hiatt, kathy@bottger.com
Eileen P. Sandoval, ggsandoval@zoho.com