



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

Amber Archibeque & Angela Gordon request a wall permit major in the front yard for Lot 15, Block 4, Prairie Ridge Unit 3, located at 4841 Galleta RD NW, zoned R-1B [Section 14-16-5-7(D)(3)(g)]

Special Exception No: **VA-2022-00250**
.....
Project No: **Project#2022-007578**
.....
Hearing Date: 10-18-22
.....
Closing of Public Record: 11-02-22
.....
Date of Decision: 11-02-22
.....

On the 18th day of October, 2022, property owners Amber Archibeque & Angela Gordon (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a wall permit major in the front yard (“Application”) upon the real property located at 4841 Galleta RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a permit wall major in the front yard.
2. Applicant failed to appear at the October 18, 2022 ZHE hearing in this matter.
3. Applicant has not submitted sufficient evidence or justification to allow approval of the Application.
4. Applicant has not established that all notice requirements have been fulfilled.
5. Applicant should be granted a one-time continuance to the next ZHE hearing, on November 15, 2022, to submit sufficient evidence and justification in support of the Application and to appear in support of the Application. If Applicant fails to do so, the Application will be denied.

DECISION:

CONTINUANCE of the Application to the November 15, 2022 ZHE hearing, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by November 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". The signature is fluid and cursive, with the first name "Robert" and last name "Lucero" clearly distinguishable.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Amber Archibeque & Angela Gordon, ambervontezehairlounge@gmail.com



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NOTIFICATION OF DECISION

Amber Archibeque & Angela Gordon request a variance of 3 feet to allow a 6 foot solid wall in the front yard for Lot 15, Block 4, Prairie Ridge Unit 3, located at 4841Galleta RD NW, zoned R-1B [Section 14-16-5-7(D)(1)]

Special Exception No: **VA-2022-00251**
.....
Project No: **Project#2022-007578**
.....
Hearing Date: 10-18-22
.....
Closing of Public Record: 11-02-22
.....
Date of Decision: 11-02-22
.....

On the 18th day of October, 2022, property owners Amber Archibeque & Angela Gordon (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to allow a 6-foot solid wall in the front yard (“Application”) upon the real property located at 4841Galleta RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 feet to allow a 6-foot solid wall in the front yard.
2. Applicant failed to appear at the October 18, 2022 ZHE hearing in this matter.
3. Applicant has not submitted sufficient evidence or justification to allow approval of the Application.
4. Applicant has not established that all notice requirements have been fulfilled.
5. Applicant should be granted a one-time continuance to the next ZHE hearing, on November 15, 2022, to submit sufficient evidence and justification in support of the Application and to appear in support of the Application. If Applicant fails to do so, the Application will be denied.

DECISION:

CONTINUANCE of the Application to the November 15, 2022 ZHE hearing, beginning at 9:00 a.m.

APPEAL:

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



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Amber Archibeque & Angela Gordon, ambervontezehairlounge@gmail.com