



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

First Financial Escrow, Inc. (Agent, Dustin White) requests a conditional use to allow for a tap room in an MX-L zone for Tract A, Block 109, Snow Heights Addn, located at 10710 Menaul BLVD NE, zoned MX-L [Section 14-16-4-2]	Special Exception No:	VA-2023-00240
	Project No:	Project#2023-009185
	Hearing Date:	10-17-23
	Closing of Public Record:	10-17-23
	Date of Decision:	11-01-23

On the 17th day of October, 2023, Dustin White, agent for property owner First Financial Escrow, Inc (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow for a tap room in an MX-L zone (“Application”) upon the real property located at 10710 Menaul BLVD NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow for a tap room in an MX-L zone.
2. Applicant and Agent failed to appear at the October 17, 2023, ZHE Hearing on the Application.
3. The ZHE hearing on the Application should be deferred to November 21, 2023, beginning at 9:00 a.m., to allow Applicant and Agent to appear and testify in support of the Application.

DECISION:

DEFERRAL -- The ZHE hearing on the Application is deferred to November 21, 2023, beginning at 9:00 a.m..

APPEAL:

If you wish to appeal this decision, you must do so by November 16, 2023 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
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