



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

Nicole Ackerman requests a variance of 30 ft to the required 45 ft landscape buffer adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [Section 14-16-5-2(j)(2)(a)]

Special Exception No: ..... **VA-2023-00288**  
Project No: ..... **Project#2023-009336**  
Hearing Date: ..... 11-21-23  
Closing of Public Record: ..... 11-21-23  
Date of Decision: ..... 12-06-23

On the 21st day of November, 2023, property owner Nicole Ackerman (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 30 ft to the required 45 ft landscape buffer adjacent to the Petroglyph National Monument (“Application”) upon the real property located at 6204 Camino Alto NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 30 ft to the required 45 ft landscape buffer adjacent to the Petroglyph National Monument.
2. Applicant requested a deferral of the ZHE’s hearing on the Application, to allow for further development of the Application.
3. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow supplementation of the record regarding the Application.

DECISION:

DEFERRAL -- The ZHE hearing on the Application is deferred to December 19, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 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.



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CITY OF ALBUQUERQUE  
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ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Nicole Ackerman requests a variance of 90% to the allowed 10% for opaque walls along the side property lines adjacent to the Petroglyph National Monument for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [Section 14-16-5-7(E)(4)(c)]

Special Exception No: ..... **VA-2023-00289**  
Project No: ..... **Project#2023-009336**  
Hearing Date: ..... 11-21-23  
Closing of Public Record: ..... 11-21-23  
Date of Decision: ..... 12-06-23

On the 21st day of November, 2023, property owner Nicole Ackerman (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 90% to the allowed 10% for opaque walls along the side property lines adjacent to the Petroglyph National Monument (“Application”) upon the real property located at 6204 Camino Alto NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 90% to the allowed 10% for opaque walls along the side property lines adjacent to the Petroglyph National Monument.
2. Applicant requested a deferral of the ZHE’s hearing on the Application, to allow for further development of the Application.
3. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow supplementation of the record regarding the Application.

DECISION:

DEFERRAL -- The ZHE hearing on the Application is deferred to December 19, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 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.



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