



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

Luis Caldera requests a taller wall permit major in the front yard for Lot 17, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)]

Special Exception No: ..... **VA-2023-00299**  
Project No: ..... **Project#2023-009351**  
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 Luis Caldera (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a taller wall permit major in the front yard (“Application”) upon the real property located at 234 Rhode Island ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a taller wall permit major in the front yard.
2. Applicant failed to appear at the November 21, 2023, ZHE Hearing on the Application.
3. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Luis Caldera, [calderaluis061@gmail.com](mailto:calderaluis061@gmail.com)



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

Luis Caldera requests a taller wall permit major in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)]

Special Exception No: ..... **VA-2023-00300**  
Project No: ..... **Project#2023-009351**  
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 Luis Caldera (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a taller wall permit major in the front yard (“Application”) upon the real property located at 234 Rhode Island ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a taller wall permit major in the front yard.
2. Applicant failed to appear at the November 21, 2023, ZHE Hearing on the Application.
3. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Luis Caldera, [calderaluis061@gmail.com](mailto:calderaluis061@gmail.com)



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

Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 17, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)(3)(a)(2)]

Special Exception No: ..... **VA-2023-00301**  
Project No: ..... **Project#2023-009351**  
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 Luis Caldera (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the allowed 3 ft view fence height in the front yard (“Application”) upon the real property located at 234 Rhode Island ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

2. Applicant is requesting a variance of 3 ft to the allowed 3 ft view fence height in the front yard.
3. Applicant failed to appear at the November 21, 2023, ZHE Hearing on the Application.
4. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Luis Caldera, [calderaluis061@gmail.com](mailto:calderaluis061@gmail.com)



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

Luis Caldera requests a variance of 3 ft to the allowed 3 ft view fence height in the front yard for Lot 18, Block 15, Mesa Verde Addn, located at 234 Rhode Island ST NE, zoned R-ML [Section 14-16-5-7(D)]

Special Exception No: ..... **VA-2023-00302**  
Project No: ..... **Project#2023-00**  
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 Luis Caldera (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the allowed 3 ft view fence height in the front yard (“Application”) upon the real property located at 234 Rhode Island ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to the allowed 3 ft view fence height in the front yard.
2. Applicant failed to appear at the November 21, 2023, ZHE Hearing on the Application.
3. The ZHE hearing on the Application should be deferred to December 19, 2023, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of 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.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Luis Caldera, [calderaluis061@gmail.com](mailto:calderaluis061@gmail.com)