



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

Miranda Haley (Agent, Valley Fence Company) requests a permit-wall-major in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)2]

Special Exception No: ..... **VA-2023-00068**  
Project No: ..... **Project#2023-008351**  
Hearing Date: ..... 04-18-23  
Closing of Public Record: ..... 04-18-23  
Date of Decision: ..... 05-03-23

On the 18<sup>th</sup> day of April, 2023, Valley Fence Company, agent for property owner Miranda Haley (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit-wall-major in the front yard (“Application”) upon the real property located at 1212 Truman ST SE (“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 has requested that the ZHE hearing on the Application be deferred to the May 16, 2023 ZHE hearing.

DECISION:

DEFERRAL of the Application to the May 16, 2023 ZHE hearing, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by May 18, 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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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Miranda Haley, mirahaley@gmail.com



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NOTIFICATION OF DECISION

Miranda Haley (Agent, Valley Fence Company) requests a variance of 3 feet to the allowed 3 foot wall height in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(1)]

Special Exception No: ..... **VA-2023-00069**  
Project No: ..... **Project#2023-008351**  
Hearing Date: ..... 04-18-23  
Closing of Public Record: ..... 04-18-23  
Date of Decision: ..... 05-03-23

On the 18<sup>th</sup> day of April, 2023, Valley Fence Company, agent for property owner Miranda Haley (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to the allowed 3-foot wall height in the front yard (“Application”) upon the real property located at 1212 Truman ST SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 feet to the 3 foot allowed wall height in the front yard.
2. Applicant has requested that the ZHE hearing on the Application be deferred to the May 16, 2023 ZHE hearing.

DECISION:

DEFERRAL of the Application to the May 16, 2023 ZHE hearing, which begins at 9:00 a.m.

APPEAL:

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