



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

Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 14, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)]

Special Exception No: ..... **VA-2023-00102**  
Project No: ..... **Project#2023-008504**  
Hearing Date: ..... 06-20-23  
Closing of Public Record: ..... 06-20-23  
Date of Decision: ..... 07-05-23

On the 20th day of June, 2023, Maria Elena Barboa-Reyes, agent for property owner Patsy Garcia-Barboa (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a horse in an R-1B (Residential) zone (“Application”) upon the real property located at 900 Alta Vista CT SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a horse in an R-1B (Residential) zone.
2. Applicant and a neighbor opposing the application appeared at the June 20, 2023 ZHE hearing in this matter.
3. Based on evidence and testimony presented, questions remain as to whether the Application satisfies the criteria necessary for approval of a conditional use, especially regarding any adverse impacts the proposed use may cause.
4. The ZHE’s hearing on the Application should be continued to allow Applicant, neighbors, and the community to submit additional evidence as to whether or not any adverse impacts result from the proposed use.

DECISION:

CONTINUANCE of the Application, to be heard at the ZHE hearing on July 18, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by July 20, 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.

A handwritten signature in black ink, appearing to read "Robert Lucero". The signature is fluid and cursive, written in a professional style.

---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Maria Elena Barboa-Reyes, mariaebreyes@gmail.com



CITY OF ALBUQUERQUE  
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NOTIFICATION OF DECISION

Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 15, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)]

Special Exception No: ..... **VA-2023-00103**  
Project No: ..... **Project#2023-008504**  
Hearing Date: ..... 06-20-23  
Closing of Public Record: ..... 06-20-23  
Date of Decision: ..... 07-05-23

On the 20th day of June, 2023, Maria Elena Barboa-Reyes, agent for property owner Patsy Garcia-Barboa (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a horse in an R-1B (“Application”) upon the real property located at 900 Alta Vista CT SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a horse in an R-1B (Residential) zone.
2. Applicant and a neighbor opposing the application appeared at the June 20, 2023 ZHE hearing in this matter.
3. Based on evidence and testimony presented, questions remain as to whether the Application satisfies the criteria necessary for approval of a conditional use, especially regarding any adverse impacts the proposed use may cause.
4. The ZHE’s hearing on the Application should be continued to allow Applicant, neighbors, and the community to submit additional evidence as to whether or not any adverse impacts result from the proposed use.

DECISION:

CONTINUANCE of the Application, to be heard at the ZHE hearing on July 18, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by July 20, 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.

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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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NOTIFICATION OF DECISION

Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 16, Vista Alta Addn, located at 900 Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)]

Special Exception No: ..... **VA-2023-00104**  
Project No: ..... **Project#2023-008504**  
Hearing Date: ..... 06-20-23  
Closing of Public Record: ..... 06-20-23  
Date of Decision: ..... 07-05-23

On the 20th day of June, 2023, Maria Elena Barboa-Reyes, agent for property owner Patsy Garcia-Barboa (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a horse in an R-1B (“Application”) upon the real property located at 900 Alta Vista CT SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a horse in an R-1B (Residential) zone.
2. Applicant and a neighbor opposing the application appeared at the June 20, 2023 ZHE hearing in this matter.
3. Based on evidence and testimony presented, questions remain as to whether the Application satisfies the criteria necessary for approval of a conditional use, especially regarding any adverse impacts the proposed use may cause.
4. The ZHE’s hearing on the Application should be continued to allow Applicant, neighbors, and the community to submit additional evidence as to whether or not any adverse impacts result from the proposed use.

DECISION:

CONTINUANCE of the Application, to be heard at the ZHE hearing on July 18, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by July 20, 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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NOTIFICATION OF DECISION

Patsy Garcia-Barboa (Agent, Maria Elena Barboa-Reyes) requests a conditional use to allow a horse in an R-1B (Residential) zone for Lot 17, Vista Alta Addn, located at 900 (904) Alta Vista CT SW, zoned R-1B [Section 14-16-4-3(F)(3)(d)]

Special Exception No: ..... **VA-2023-00105**  
Project No: ..... **Project#2023-008504**  
Hearing Date: ..... 06-20-23  
Closing of Public Record: ..... 06-20-23  
Date of Decision: ..... 07-05-23

On the 20th day of June, 2023, Maria Elena Barboa-Reyes, agent for property owner Patsy Garcia-Barboa (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a horse in an R-1B (“Application”) upon the real property located at 900 (904) Alta Vista CT SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a horse in an R-1B (Residential) zone.
2. Applicant and a neighbor opposing the application appeared at the June 20, 2023 ZHE hearing in this matter.
3. Based on evidence and testimony presented, questions remain as to whether the Application satisfies the criteria necessary for approval of a conditional use, especially regarding any adverse impacts the proposed use may cause.
4. The ZHE’s hearing on the Application should be continued to allow Applicant, neighbors, and the community to submit additional evidence as to whether or not any adverse impacts result from the proposed use.

DECISION:

CONTINUANCE of the Application, to be heard at the ZHE hearing on July 18, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by July 20, 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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