



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

Louella Lopez requests a wall permit major in the front yard for Lot 67, Block 1, Palisades Addn, located at 801 Hidalgo Cir NW, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)]

Special Exception No: **VA-2023-00200**
Project No: **Project#2023-009033**
Hearing Date: 09-19-23
Closing of Public Record: 09-19-23
Date of Decision: 10-04-23

On the 19th day of September, 2023, property owner Louella Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a wall permit major in the front yard (“Application”) upon the real property located at 801 Hidalgo Cir NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a wall permit major in the front yard.
2. Applicant requested a deferral of the ZHE hearing on the Application.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to submit additional evidence regarding the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on October 17, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by October 19, 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
Frederick Jones, fjones1008@comcast.net



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NOTIFICATION OF DECISION

Louella Lopez requests a variance of 3 feet to allow a 6 ft view fence at the property line for Lot 67, Block 1, Palisades Addn, located at 801 Hidalgo Cir NW, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)]

Special Exception No: **VA-2023-00201**
Project No: **Project#2023-009033**
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Date of Decision: 10-04-23

On the 19th day of September, 2023, property owner Louella Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to allow a 6 ft view fence at the property line (“Application”) upon the real property located at 801 Hidalgo Cir NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 feet to allow a 6 ft view fence at the property line.
2. Applicant requested a deferral of the ZHE hearing on the Application.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to submit additional evidence regarding the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on October 17, 2023, beginning at 9:00 a.m.

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If you wish to appeal this decision, you must do so by October 19, 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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