



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

Crossroads @ 4th and Central, LLC c/o Peterson Prop (Agent, Matthew Griego and Martin Valdez) requests a conditional use to allow cannabis-derived products manufacturing within 300 ft of a school for Lot 19 and 20, located at Original Townsite of ABQ, located at 313 Central AVE NW, zoned MX-FB-UD [Section 14-16-4-3(E)(3)(d)]

Special Exception No: **VA-2023-00210**
Project No: **Project#2023-009042**
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, Matthew Griego and Martin Valdez, agent for property owner Crossroads @ 4th and Central, LLC c/o Peterson Prop (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow cannabis-derived products manufacturing within 300 ft of a school (“Application”) upon the real property located at 313 Central AVE NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow cannabis-derived products manufacturing within 300 ft of a school.
2. At the September 19, 2023 ZHE hearing, Applicant’s Agent and opponents to the Application appeared and gave testimony regarding the Application.
3. The ZHE finds that it is appropriate to allow for additional opportunities for these parties and any other interested parties having standing to supplement the record regarding the Application, to allow the ZHE to make a more informed decision.
4. The ZHE requests that participants focus on: (a) the consistency or inconsistency of the proposed use with the ABC Comp Plan; (b) whether any adverse impacts would exist and, if so, how they may be mitigated; and (c) whether and how the use-specific standards for this proposed use are satisfied or not.

DECISION:

CONTINUANCE of the Application to the October 17, 2023 ZHE hearing, beginning at 9:00 a.m., to allow for a facilitated meeting to take place as described, above.

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
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