



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

Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow a heavy vehicle fueling station in IDO zone NR-BP for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [14-16-4-2]

Special Exception No: **VA-2023-00294**
Project No: **Project#2023-009345**
Hearing Date: 5-21-24
Closing of Public Record: ... 5-21-24
Date of Decision: 6-5-24

On the 21st day of May, 2024, QT South, LLC, agent for property owner Mountain Run Partners, LTD (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a heavy vehicle fueling station in IDO zone NR-BP (“Application”) upon the real property located at 1701 12TH ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a heavy vehicle fueling station in IDO zone NR-BP.
2. The Application came before the ZHE at the May 21, 2024 hearing upon remand by the City of Albuquerque Land Use Hearing Officer (“LUHO”).
3. Agent for Applicant requested that the ZHE hearing on the Application be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m.
4. The ZHE hearing on the Application should be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m., to enable applicant and other interested parties the opportunity to supplement the record on the Application.

DECISION:

DEFERRAL to Tuesday, June 18, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 20, 2024 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

Michael Cadigan, 600 Central Se Suite M
Hess Yntema, 215 Gold Ave SE
Peggy Norton, 3810 11th St NW



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Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow nicotine retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [14-16-4-2]

Special Exception No: **VA-2023-00295**
Project No: **Project#2023-009345**
Hearing Date: 5-21-24
Closing of Public Record: ... 5-21-24
Date of Decision: 6-5-24

On the 21st day of May, 2024, QT South, LLC, agent for property owner Mountain Run Partners, LTD (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow nicotine retail in an NR-BP Zone (“Application”) upon the real property located at 1701 12TH ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow for nicotine retail in an NR-BP Zone.
2. The Application came before the ZHE at the May 21, 2024 hearing upon remand by the City of Albuquerque Land Use Hearing Officer (“LUHO”).
3. Agent for Applicant requested that the ZHE hearing on the Application be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m.
4. The ZHE hearing on the Application should be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m., to enable applicant and other interested parties the opportunity to supplement the record on the Application.

DECISION:

DEFERRAL to Tuesday, June 18, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 20, 2024 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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Robert Lucero, Esq.

Zoning Hearing Examiner

cc:

ZHE File

Zoning Enforcement
Michael Cadigan, 600 Central Se Suite M
Hess Yntema, 215 Gold Ave SE
Peggy Norton, 3810 11th St NW



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Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for liquor retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [14-16-4-2]

Special Exception No: **VA-2023-00296**
Project No: **Project#2023-009345**
Hearing Date: 5-21-24
Closing of Public Record: ... 5-21-24
Date of Decision: 6-5-24

On the 21st day of May, 2024, QT South, LLC, agent for property owner Mountain Run Partners, LTD (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow for liquor retail in an NR-BP zone (“Application”) upon the real property located at 1701 12TH ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow for liquor retail in an NR-BP Zone.
2. The Application came before the ZHE at the May 21, 2024 hearing upon remand by the City of Albuquerque Land Use Hearing Officer (“LUHO”).
3. Agent for Applicant requested that the ZHE hearing on the Application be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m.
4. The ZHE hearing on the Application should be deferred to Tuesday, June 18, 2024, beginning at 9:00 a.m., to enable applicant and other interested parties the opportunity to supplement the record on the Application.

DECISION:

DEFERRAL to Tuesday, June 18, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 20, 2024 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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