



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

Joseph Vigil requests a Permit - Carport for Lot 21, Block 4, LOMA DEL NORTE ADDN UNIT 1, located at 7100 Winans Dr NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)3b ref 14-16-6-6(G)]	Special Exception No:	VA-2024-00197
	Project No:	PR-2024-010603
	Hearing Date:	08-20-24
	Closing of Public Record:	08-20-24
	Date of Decision:	09-04-24

On the 20th day of August, 2024, property owner Joseph Vigil (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit to allow a carport (“Application”) upon the real property located at 7100 Winans Dr. NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a permit to allow a carport.
2. Applicant failed to appear at the August 20, 2024 ZHE hearing on the Application.
3. The ZHE hearing on the Application should be deferred to allow Applicant and members of the public to appear and to supplement the record with evidence and justification regarding the Application.

DECISION:

DEFERRAL of the ZHE hearing on the application to the September 17, 2024 ZHE hearing, beginning at 9:00 a.m.

APPEAL:

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

A handwritten signature in black ink, appearing to read "Robert Lucero". The signature is fluid and cursive, with the first name "Robert" and last name "Lucero" clearly distinguishable.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
Joseph Vigil, joevigil323@yahoo.com